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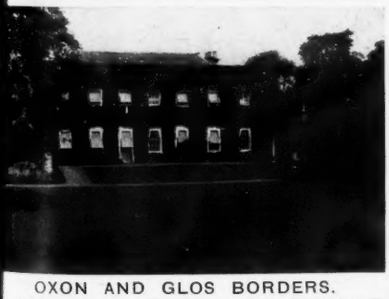

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standing well up, and containing entrance hall, four reception, fifteen bed and dressing rooms, etc.

ELECTRIC LIGHT. UNFAILING WATER.

Ample stabling and studgroom's cottage. Delightful old gardens, with walled flower garden, tennis and croquet lawns, walled kitchen garden, etc.

CAPITAL FARM. SEVERAL COTTAGES.

335 ACRES

(All in hand).

Agents, Messrs. OSBORN & MERCER, as above. (14,150.

WILTS.

Three-quarters of a mile exclusive trout fishing.

CHARMING OLD FASHIONED RESIDENCE, standing 300ft. up with south aspect.

Four reception,	Electric light,
Seven bedrooms,	Telephone,
Bathroom.	Ample water.
GOOD STABLING.	TWO COTTAGES.

Terraced lawns, walled kitchen garden, orchard and sound pasture.

SEVEN ACRES.

(More if desired.)

Agents, Messrs. OSBORN & MERCER, as above. (14,490.)

SURREY HILLS.

High and healthy position 700ft. up.

HISTORICAL RESIDENCE, with a wealth of old timber, recently restored and in first-rate order.

Lounge hall, three reception, seven bedrooms, bathroom.

ELECTRIC LIGHT. CENTRAL HEATING.
STABLING, GARAGE AND COTTAGE.

Beautifully timbered grounds with tennis and other lawns, water garden with swimming bath, kitchen garden and meadowland; in all about

SIX ACRES.

Agents, Messrs. OSBORN & MERCER, as above. (14,479.

OSBORN & MERCER, "ALBEMARLE HOUSE," 28b, ALBEMARLE STREET, PICCADILLY, W. 1.

Telephone: Regent 7500.
Telegrams: "Belaniet, Piccy, London."

HAMPTON & SONS

(For continuation of advertisements see page vi.)

Branches: Wimbledon 'Phone 80, Hampstead 'Phone 2727

250FT. ABOVE SEA, ON GRAVELLY SOIL, CLOSE TO

EPPING FOREST

30 MINUTES FROM TOWN. NUMEROUS GOLF COURSES IN VICINITY.

FOR SALE, FREEHOLD, substantially built RESIDENCE, on two floors only; lounge hall, cloakroom, three good reception rooms, fine billiard room, 36ft. 6in. by 20ft. 4in., nine bedrooms, two bathrooms, and excellent offices.
COTTAGE. STABLING. GARAGE. CONSERVATORY.

MATURED AND DELIGHTFULLY TIMBERED GROUNDS,
comprising
tennis and other lawns, rose garden, fruit and kitchen gardens, glasshouses; in all about

ONE-AND-A-HALF ACRES.

TELEPHONE. ELECTRIC LIGHT. COMPANY'S WATER AND GAS.
HAMPTON & SONS, 20, St. James' Square, S.W. 1.

NEAR MAIDENHEAD

40 MINUTES LONDON.

AMIDST RURAL AND WELL-WOODED SURROUNDINGS.
GRAVEL SOIL. SUNNY AND SECLUDED POSITION.

THIS PICTURESQUE COUNTRY HOUSE, with long carriage drive, and accommodation on two floors only; entrance hall, tiled cloakroom, three or four reception, eight bed and dressing rooms, two tiled bathrooms, and good offices; stabling, large garage, small farmery, delightful cottage.
ELECTRIC LIGHT. TELEPHONE. COMPANY'S WATER.

MATURED AND SHADY GROUNDS,
tennis and croquet lawn, rose and other flower beds, walled kitchen garden of about one acre, vinery and greenhouse, grass, orchard, and paddock; in all about

EIGHT-AND-A-HALF ACRES.

For SALE, with or without the furniture, or might be LET, Furnished or Unfurnished.—Personally inspected and recommended.
HAMPTON & SONS, 20, St. James' Square, S.W. 1. (B 13,120.)

BUILT BY PRESENT OWNER REGARDLESS OF COST.

FOR SALE AT GREATLY BELOW ORIGINAL PRICE.

KENTISH HILLS

BETWEEN SEVENOAKS AND DARTFORD.
SUPERB POSITION. WESTERN ASPECT. PRETTY VIEWS.

A LABOUR-SAVING HOUSE, on two floors only, expensively fitted and complete with modern conveniences, including h. and c. basins in bedrooms, Doulton's chimneypieces, and wood block floors; three reception, seven bedrooms, full-size billiard room, three bathrooms, well fitted laundry, offices.
ELECTRIC LIGHT. MAIN GAS AND WATER. MODERN DRAINAGE.
Well laid-out gardens prettily disposed in flower beds, rockeries, full-size tennis court, young mixed orchard, and kitchen garden; in all

THREE-AND-A-HALF ACRES.
EXCELLENT MODERN GARAGE WITH COTTAGE.

Strongly recommended by the Agents,
HAMPTON & SONS, 20, St. James' Square, S.W. 1. (K 39,413.)

20 MINUTES' MOTOR RUN OF TOWN.

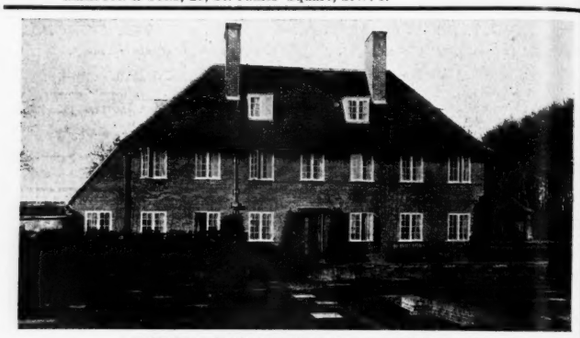
EALING

Easy reach of stations, 'bus and tram routes, and other conveniences.

THE ATTRACTIVE AND COMPACT FREEHOLD RESIDENTIAL PROPERTY known as

"THE VIEWS," QUEEN'S WALK, EALING.

In high position with extensive views. Approached by carriage drive, and comprising hall, three reception rooms, nine bed and dressing rooms, bath, offices. Company's gas, electric light, and water, main drainage; garage, glasshouse.
Old-established gardens of nearly TWO ACRES; also TWO very valuable FREEHOLD BUILDING SITES of over one acre and one-and-a-half acres respectively; usual services and main drainage available. With vacant possession.
To be SOLD by AUCTION, at the St. James' Estate Rooms, 20, St. James' Square, S.W. 1, on Tuesday, December 9th, at 2.30 p.m. (unless previously Sold), in one, two or three lots.—Solicitors, Messrs. R. S. FRASER & Co., 141, Moorgate, London, E.C. 2.—Particulars from the Auctioneers,
HAMPTON & SONS, 20, St. James' Square, S.W. 1.



OXFORDSHIRE HILLS

WITHIN EASY REACH OF HUNTERCOMBE.

22 ACRES. COTTAGES. TO BE SOLD.

CHARMING SMALL MODERN GEORGIAN RESIDENCE, standing on high ground, with lovely outlook and remote from traffic.

THE HOUSE is in beautiful order and enjoys every convenience, including electric light from private plant, constant hot water, central heating, and modern drainage. There are eight bed and dressing rooms, reception rooms, loggia, two bathrooms, servants' hall, and good offices, all being compact and easily worked by small staff.
CHOICE PLEASURE GROUNDS. LOVELY FOUR-ACRE WOOD.

Garage, three cottages, outbuildings, and useful barn; tennis lawn, rose garden, excellent kitchen garden, all laid out and cultivated with the greatest care. Station, one-and-a-half miles; London, 50 minutes. UNUSUALLY ATTRACTIVE.

Inspected and strongly recommended.
HAMPTON & SONS, 20, St. James' Square, S.W. 1.

IN THE FAVOURITE DISTRICT OF

SUNNINGDALE

ON SANDY SOIL. ONE MILE FROM STATION AND GOLF COURSE.

FOR SALE,

THIS EXCEPTIONALLY WELL-FITTED RESIDENCE; hall, four good reception rooms, fourteen bedrooms, four baths.

ELECTRIC LIGHT. CENTRAL HEATING.
SPACIOUS GARAGE. GARDENER'S COTTAGE.

WELL-DISPLAYED GROUNDS, two tennis lawns, kitchen garden, grass, etc.; in all about

ELEVEN ACRES.

Agents,
HAMPTON & SONS, 20, St. James' Square, S.W. 1. (B 32,467.)

Offices: 20, ST. JAMES' SQUARE S.W. 1.

Telephone: Mayfair 4846 (2 lines).
Telegrams: "Giddys, Wesdo, London."

Messrs. GIDDY & GIDDY

LONDON. WINCHESTER.

Telephone: Winchester 394.

FAIRMILE COMMON, COBHAM, SURREY

THIS ATTRACTIVE MEDIUM SIZED RESIDENCE, built from the designs of an eminent architect and occupying a healthy position amidst beautifully timbered grounds, TO BE SOLD.

It contains, on the ground floor, square hall, three reception rooms, cloakroom, lavatory and W.C. The excellent domestic offices include servants' hall. On the first floor are seven bedrooms, two bathrooms, W.C., heated linen cupboard and store room.

CENTRAL HEATING. COMPANY'S WATER. TELEPHONE.

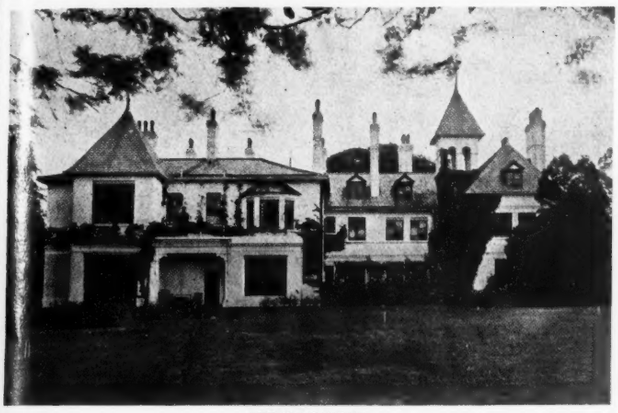
The stabling comprises two stalls, and there are two GARAGES, with chauffeur's accommodation over.

THE PROPERTY IS IN PERFECT ORDER.

The GROUNDS have some magnificent timber and include tennis and other lawns, kitchen and flower gardens, greenhouses, and paddock; in all about

SIX-AND-A-HALF ACRES.

Personally inspected and strongly recommended by the Sole Agents, Messrs. TOPLIS & HARDING, of 28, Old Jewry, E.C. 4; Messrs. EWBANK & CO., of Cobham; and Messrs. GIDDY & GIDDY, of 39A, Maddox Street, Hanover Square, W. 1.



THE WEST FRONT.

FOR CITY MERCHANTS.

LIVERPOOL AND MANCHESTER

TO BE SOLD.

RESIDENTIAL ESTATE OF NEARLY 150 ACRES,

with this attractive creeper-clad House, in capital order, reached by drive with picturesque lodge entrance. Lounge hall, billiard, three or four reception rooms, sixteen bedrooms, three bathrooms, ample offices.

TWO GARAGES. ELECTRIC LIGHT, MAIN WATER.

LOVELY OLD GARDENS,

with yew hedges, spacious lawns, herbaceous borders, two walled kitchen gardens, etc.

HOME FARM OF 135 ACRES,

with House and buildings (let off), four cottages.

Agents, GIDDY & GIDDY, 39A, Maddox Street, W. 1.

SWITZERLAND. VILLARS-SUR-OLLON

4,500ft. above the sea with superb views over Vaudo's Alps, Dent du Midi and Mont Blanc Range, on Main Simplon line to Italy; 24 hours London.

IDEAL SUMMER RESIDENCE AND WINTER SPORTS CENTRE.

THE PRINCIPAL CHALET.

TO BE SOLD, an unique English-built CHALET, standing in its own grounds of about

35 ACRES,

offering fine ski-ing slopes. The main Chalet, artistically built and beautifully situated, contains square hall, four reception rooms, ten to twelve bed and dressing rooms (many of which open to balconies with splendid views), fitted bathroom, etc.

First-rate water supply from private mountain spring on property.

ELECTRIC LIGHTING THROUGHOUT. CENTRAL HEATING. TELEPHONE.

Hard tennis court.

DELIGHTFUL SECONDARY RESIDENCE (easily sub-let) with two reception and five bedrooms; also lighted by electricity.

SMALL HOME FARM and four smaller Chalets and barns of very picturesque XVIIIth Century character.

The property has been personally inspected and is strongly recommended by the Agents, Messrs. GIDDY and GIDDY, 39A, Maddox Street, London, W. 1. to whom applications for particulars should be made.

IRELAND, COUNTY KILDARE.

TO BE SOLD, RESIDENTIAL ESTATE of about 300 acres, intersected by a well-known trout stream suitable for boating, comprising this fine old House, in delightful situation, with views of the Wicklow Mountains, approached by an avenue; contains entrance hall, three reception rooms, eight or ten bedrooms, bathroom and good offices; ample stabling and garage of two acres, etc. In the grounds are the ruins of a Xth century abbey. Home farm with good buildings, three cottages, etc. Hunting with three packs. Price £7,000.—Full particulars of GIDDY and GIDDY, 39A, Maddox Street, W. 1.

Auctioneers, Estate Agents.
Established 1832.
'Phone: 1210 Bristol.

W. HUGHES & SON, LTD.

Offices: 38, COLLEGE GREEN, BRISTOL.

NEAR BATH

This charming old-fashioned COUNTRY RESIDENCE, in quaint old village just outside Bath; two miles from station, in delightful sheltered position.

Approached by drive with lodge entrance through well-timbered and pretty grounds, with stream, and containing very fine lounge hall, three reception rooms, nine bedrooms, two bathrooms (h. and c.); central heating, Co.'s water; wired for electric light (the principal bedrooms have h. and c. water laid on); stabling, garage, farmbuildings; tennis lawn, walled kitchen garden, orchard and pastureland; in all about

THIRTEEN ACRES.

PRICE, £3,650 FOR WHOLE, or £3,000 with grounds of about THREE ACRES.

Inspected and strongly recommended by Owner's Agents, W. HUGHES & SON, LTD., as above. (16,986.)

AT REAL BARGAIN PRICE

GLOS.

300ft. up near quaint old market town, one-and-a-half miles of station, commanding exquisite views of unsurpassing beauty. A most desirable RESIDENTIAL PROPERTY, comprising charming half-timbered Residence with wealth of rich panelling, lounge hall, four reception rooms, fourteen bed and dressing rooms, two bathrooms (h. and c.); electric light, etc., with stabling, garage, farmbuildings, three cottages, and nearly 50 ACRES. Hunting. Fishing. Golf. Shooting.

PRICE ONLY £9,500.

Full particulars of W. HUGHES & SON, LTD., as above. (16,951.)

Telephone: Grosvenor 2020.

WINKWORTH & CO.

LAND AGENTS AND AUCTIONEERS, 48, CURZON STREET, MAYFAIR, LONDON, W. 1.

SUSSEX HIGHLANDS.

Adjoining Ashdown Forest.

Occupying one of the most beautiful positions in the district, on very high ground on a southern slope, commanding magnificent views.

OLD-FASHIONED RESIDENCE,

containing fifteen bed and dressing rooms, three bathrooms, four reception rooms.

ELECTRIC LIGHT. CENTRAL HEATING. TELEPHONE.

Garages. Lodge. Cottage.

42 ACRES IN ALL,

including pasture fields, delightful pleasure grounds with sloping lawns, tennis court, rose garden, pine walk, large partly walled kitchen garden; stream with several trout pools traverses the property and also feeds a lake.

ROUGH SHOOTING MIGHT BE OBTAINED.

Full particulars from the Agents, Messrs. WINKWORTH and Co., 48, Curzon Street, Mayfair, London, W. 1. (4353.)

SOUTH COAST.

GROUNDS EXTEND TO THE SEA.

SANDY SHORE. Near VILLAGE and CHURCH.

Perfectly secluded

ATTRACTIVE OLD-FASHIONED HOUSE,

in delightful OLD-WORLD GROUNDS and MINIATURE PARK, containing

Thirteen to fifteen bed and dressing rooms, two bathrooms, five reception and billiard rooms, and excellent offices.

STABLING, GARAGE, MEN'S ROOMS, LODGE. WATER AND COMPANY'S GAS LAID ON.

South aspect with views of the sea. Modern drainage.

Two tennis lawns, walled kitchen garden, long woodland walks, the total area, including about ten acres of pasture, being

ABOUT SIXTEEN ACRES.

Agents, WINKWORTH & Co., 48, Curzon Street, Mayfair, London, W. 1.

BERKS.

Newbury District; 300ft. above sea on southern slope, commanding extensive and beautiful views.

FOR SALE,

VERY COMFORTABLE AND WELL-BUILT

COUNTRY HOUSE,

surrounded by park-like grassland; twelve bed and dressing rooms, three reception rooms and billiard room, two bathrooms.

ELECTRIC LIGHT. TELEPHONE.

Sanitary arrangements on latest principles. Stabling for ten horses, two garages, cottage.

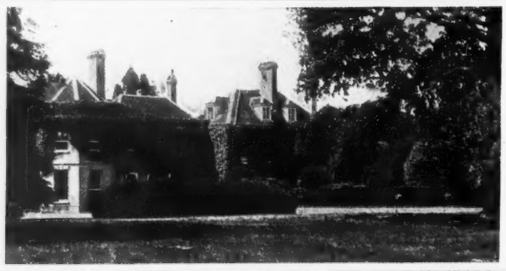
INEXPENSIVE GROUNDS, which include two tennis courts, flower and rose gardens, kitchen garden, orchard, etc.; in all

ABOUT 45 ACRES.

Additional 69 acres of pastureland, suitable for thoroughbred stock, can also be purchased.

PRICE £6,500 WITH 45 ACRES
,, £9,000 ,, 114 ,,

WINKWORTH & Co., 48, Curzon Street, Mayfair, London, W. 1.



HANTS, SURREY AND BERKS BORDERS

WITHIN EASY REACH OF BAGSHOT, SUNNINGDALE AND ASCOT.

CHARMING POSITION IN

GRAND OLD GROUNDS AND PARK.

ON GRAVEL SOIL.

Three reception rooms, sixteen bed and dressing rooms, two bathrooms. ELECTRIC LIGHT, CENTRAL HEATING, TELEPHONE. Stabling for five horses, garage or coach-house, farmbuildings, bailiff's house, two lodges.

CROQUET AND TENNIS LAWNS, FLOWER GARDENS, WALLED KITCHEN GARDEN, LAKE WITH ISLANDS, WATER GARDEN; in all about

56 ACRES.

FOR SALE OR TO BE LET FURNISHED.

WINKWORTH & Co., 48, Curzon Street, Mayfair, London, W. 1.

Telegrams: "Teamwork, Piccy, London." Telephone: Mayfair 2300 (2 lines).

NORFOLK & PRIOR

Auctioneers and Surveyors, Valuers, Land and Estate Agents.

ESTATE SALES ROOM AND OFFICES:

20, BERKELEY STREET, PICCADILLY, LONDON, W.1.

SURREY

Seventeen miles of London; 400ft. above sea level.

A LABOUR-SAVING RESIDENCE,

exceptionally well planned, on two floors, occupying an unique position with extensive and uninterrupted views, and containing five bedrooms, bathroom, three reception rooms, and lounge hall; delightful gardens, including tennis court, rose, flower, herbaceous and kitchen gardens, small orchard; in all about

ONE ACRE.

£4,000 FREEHOLD.

INSPECTED AND RECOMMENDED by SOLE AGENTS, NORFOLK & PRIOR, 20, Berkeley Street, W. 1. (2426.)

UNDER 30 MINUTES BY RAIL TO CITY.

ESSEX HIGHLANDS

Unspoilt country, open commons, park-like surroundings.

300FT. ABOVE SEA LEVEL. GRAVEL SOIL.

AN ARTISTIC MODERN RESIDENCE.

Long drive, hall, three reception rooms, loggia, eight bed and dressing rooms, two bathrooms, labour-saving offices, two staircases; main water, central heating, electric light, 'phone.

LARGE GARAGE. STABLING. GLASS.
SMALL SECONDARY RESIDENCE AND FARMERY (*if required*).

Charming grounds, two tennis courts, orchard, paddock.

£5,000 (OR OFFER) WITH THREE ACRES.

(*Additional land available.*)

INSPECTED AND RECOMMENDED by the SOLE AGENTS, NORFOLK & PRIOR, 20, Berkeley Street, W. 1. (9107.)

WITHIN SIXTEEN MILES OF TOWN ON THE

SURREY HILLS

Commanding unrivalled views; delightful rural locality. Good golf and social amenities.

A CITY MAN'S COUNTRY HOME.

Modern Residence on two floors, lounge hall, three reception rooms, billiard room, eight bedrooms, three bathrooms, ample offices; electric light, central heating, main water, gas, 'phone.

TWO COTTAGES. STABLING. FARMERY.
GARAGE FOR THREE CARS, CHAUFFEUR'S FLAT.

Well-timbered grounds, tennis court, orchard, pasture.

£6,000 (OR OFFER) WITH THREE ACRES.

(*Additional land available.*)

INSPECTED AND RECOMMENDED by Sole Agents, NORFOLK & PRIOR, 20, Berkeley Street, W. 1. (2372.)

COMMANDING VIEWS OF UNIQUE BEAUTY OVER THE

SUSSEX DOWNS

London one hour. Station one mile. Coast nine miles.

AN ARCHITECTURAL GEM,

ideally sited in undulating park and approached by long avenue drive; lounge hall with galleried staircase, three reception rooms, domed gallery, twelve bed and dressing rooms, four bathrooms, ideal offices; parquet floors, panelling; perfect order.

ELECTRIC LIGHT, CENTRAL HEATING, MAIN WATER, PERFECT DRAINAGE, TELEPHONE, AND INDEPENDENT HOT WATER.
LODGE. THREE COTTAGES. GARAGE. STABLING. HOME FARM.

Charming inexpensive grounds, hard and grass tennis courts, walled kitchen garden and rich feeding pasture.

13 OR UP TO 168 ACRES.

FOR SALE.

ILLUSTRATED PARTICULARS of the SOLE AGENTS, NORFOLK & PRIOR, 20, Berkeley Street, W. 1. INSPECTED AND RECOMMENDED. (3232.)

YORKS AND LANCS BORDERS

In beautiful country on the fringe of the Moors; handy for a village, three miles from a market town with main line station, and some 40 miles from Leeds.

A STONE-BUILT TUDOR MANOR HOUSE,

carefully restored, every modern convenience, perfect order; lounge hall, three large reception rooms, long gallery, eleven or more bedrooms, three bathrooms.

ELECTRIC LIGHT. CENTRAL HEATING.

Beamed ceilings, linenfold and other panelling, oak doors and floors, oak and stone newel staircases.

GARAGE. STABLING. TWO GOOD FARMS.

Charming old-world grounds, flagged paths, pasture and woodland.

100 OR UP TO 440 ACRES.

TROUT STREAM. 1,000 ACRES ROUGH SHOOTING, IF REQUIRED.
FOR SALE (OR WOULD LET, FURNISHED).

ILLUSTRATED PARTICULARS from the SOLE AGENTS, NORFOLK & PRIOR 20, Berkeley Street, W. 1. Inspected and recommended. (33,021.)

400FT. UP ON THE SURREY HILLS.

"HASCOMBE GRANGE," HASCOMBE.—Picturesque gabled RESIDENCE; four reception, billiard, fifteen bed and dressing rooms, bathroom; garage, three cottages, small farmery; delightful pleasure grounds, kitchen garden, pasture and woodlands, in all about 40 acres. For SALE Privately, or by AUCTION on November 26th.—Particulars of Messrs. HEWETT & LEE, 144, High Street, Guildford and Farnham; or of Mr. H. B. BAVERSTOCK, High Street, Godalming.

HAMPSHIRE AND SOUTHERN COUNTIES
including
SOUTHAMPTON AND NEW FOREST DISTRICTS
WALLER & KING, F.A.I.,
ESTATE AGENTS,
THE AUCTION MART, SOUTHAMPTON.
Business Established over 100 years.

TASMANIA.—ORCHARD PROPERTY for SALE. 29 acres, comprising fourteen acres apple orchard in full bearing, producing heavy crops first-class fruit, five acres grass paddocks, remainder partly cleared land; modern House, all conveniences; garage, etc.; permanent water supply, lighting plant; lawns, flower and vegetable gardens; situation 200ft. above sea, within six miles of small seaport. Good bathing, boating, seafishing, excellent trout fishing in three rivers within five mile radius. Price £4,000 cash.—Apply Owner, A. PIKE, "Machli Tal," Spreyton, Tasmania.

Telephone: Grosvenor 1400 (2 lines.)

CURTIS & HENSON
LONDON.

Telegrams: "Submit, London."

BY DIRECTION OF CECIL RAPHAEL, ESQ. FOLLOWING THE DISPOSAL OF THE ESTATE

PORTER'S PARK, SHENLEY, HERTS

ONE-AND-A-HALF MILES FROM RADLETT STATION.

IMPORTANT ANTIQUE FRENCH FURNITURE

OF THE LOUIS XVTH AND XVITH AND THE RÉGENCE PERIODS
including

COMMODES, WRITING TABLES, ENCOIGNEURS, BUREAUX, BONHEUR DE JOUR AND CABINETS (signed pieces), CHOICE AUBUSSON TAPESTRY FIRE SCREEN, CLOCKS, BRONZES, OLD CHINESE PORCELAIN including a PAIR OF FAMILLE ROSE CISTERNS; also

SATINWOOD AND MAHOGANY RECEPTION ROOM APPOINTMENTS, two Sheraton Sideboards, Dining Table and Suite of fourteen Chairs, SET OF SIX CHIPPENDALE DESIGN CHAIRS, Steinway Upright Grand Pianoforte, Pianola, Carpets, Curtains, Fire Suites, BILLIARD TABLE, WRITING TABLES, CABINETS, Chesterfield Settees, French Renaissance Cabinet.

NUMEROUS BEDROOM SUITES OF THE BEST QUALITY, Brass Bedsteads, Superior Bedding, Linen, Silver, Books, Engravings, Oil Paintings, Water Colours, old Stone Sundial, etc., etc.

CURTIS & HENSON (in conjunction with HARLAND & SON) are favoured with instructions to SELL the above by AUCTION on December 2nd, 1924, and two following days, at 12 o'clock each day.—Illustrated catalogues 1/- each (plain copies free), of HARLAND & SON, 69, High Street, Barnet; and CURTIS & HENSON, 5, Mount Street, W. 1.

AN IDEAL HOME FOR A BUSINESS MAN

45 MINUTES' RAIL SOUTH FROM TOWN

TWO-AND-A-HALF MILES FROM MAIN LINE JUNCTION.

EXCELLENT SERVICE OF NON-STOP TRAINS.

BIDBOROUGH HALL

NEAR TUNBRIDGE WELLS AND EASY ACCESS OF ASHDOWN FOREST.

PENSHURST DISTRICT.

DELIGHTFUL OLD-WORLD RESIDENCE OF SINGULAR CHARM, occupying a wonderful position on a sandstone ridge, 450ft. above sea level, facing south, with extensive panoramic views over most beautiful unspoiled country.

The Residence is approached by a carriage drive with lodge at entrance, has been most carefully restored and enlarged, and the accommodation comprises:

LOUNGE HALL. FIFTEEN BED AND
FOUR RECEPTION ROOMS. DRESSING ROOMS.
BILLIARD ROOM. FOUR BATHROOMS.

ELECTRIC LIGHT, CENTRAL HEATING, TELEPHONE, CO.'S WATER, MODERN DRAINAGE.

Excellent garage, stabling and men's rooms,

DELIGHTFULLY TIMBERED GARDENS,

giving complete seclusion, croquet and tennis lawns, kitchen garden, two good cottages and park pastures; in all nearly

31 ACRES

HUNTING AND SHOOTING available. Easy reach of GOLF.

CURTIS & HENSON will offer the above by AUCTION, on December 9th, if not previously Sold Privately.

Solicitors, Messrs. WARNER, SON & BRYDONE, Tonbridge; Auctioneers' Offices, 5, Mount Street, W. 1.

CLOSE TO HURLINGHAM, RANELAGH, ROEHAMPTON AND RICHMOND PARK.

EIGHT MILES FROM HYDE PARK CORNER ADJOINING COOMBE HILL GOLF COURSE

THIS WONDERFUL OLD TUDOR HOUSE

occupies a very choice position on high ground and gravel soil, it faces south and is approached by a carriage drive with half-timbered lodge.

Briefly, the accommodation includes

THE TUDOR HALL AND OAK STAIRWAY,

LONG GALLERY (40ft. in length), with linenfold panelling throughout, the leather room,
panelled dining room, loggia, and two small sitting rooms, complete and well-appointed offices, eighteen bedrooms (including fitted nursery suite),

FIVE BEAUTIFULLY FITTED BATHROOMS.

Very fine linenfold panelling, heavily beamed ceilings, valuable old stained glass in the leaded windows, beamed and plastered walls and other Tudor features.

ELECTRIC LIGHT AND CENTRAL HEATING THROUGHOUT.
CO.'S WATER. MAIN DRAINAGE. TELEPHONE.

BEAUTIFULLY TIMBERED PLEASURE GROUNDS, full-sized tennis and croquet lawns, En-Tout-Cas tennis court, rose garden, stone-flagged formal garden with stone seats, herbaceous borders and XVth century wellhead, rock, fruit and kitchen gardens. GOOD GARAGE.

FOUR-AND-A-HALF ACRES, FREEHOLD

Sole Agents, CURTIS & HENSON, 5, Mount Street, W. 1.

Telephone Nos.
Grosvenor 1553, 1554.

GEORGE TROLLOPE & SONS

25, MOUNT STREET, GROSVENOR SQUARE, W.1.

And at
Hobart Place, Eaton Sq.,
West Halkin St., Belgrave Sq.,
45, Parliament St.,
Westminster, S.W.

BY ORDER OF SIR TOM TALBOT LEYLAND SCARISBRICK, BT., J.P.

GREAVES HALL, LANCASHIRE

FIVE MILES FROM SOUTHPORT. *23 MILES FROM LIVERPOOL.*

PICTURESQUE MODERN MANSION. Fine suite of reception rooms, complete offices, 25 bed and dressing rooms, five bathrooms; electric light, central heating. *BEAUTIFUL OLD TIMBERED PLEASURE GROUNDS.*

STABLING, GARAGES, TWO LODGES. VALUABLE PASTURES and WOODS.

104 ACRES.

FOR SALE PRIVATELY.—Illustrated particulars of GEORGE TROLLOPE and SONS, 25, Mount Street, London, W. 1; and HATCH, SON & FIELDING, 341, Lord Street, Southport.

WILTS

MAIN LINE STATION TWO MILES; EXPRESS SERVICE TO LONDON.

FOR SALE, A COMPACT AND VERY ATTRACTIVE ESTATE OF

225 ACRES

with a thoroughly up-to-date stone-built Tudor Residence, in a park with drive and lodges.

Reception hall, drawing, dining, smoking and billiards rooms, first-rate domestic quarters, sixteen bedrooms, three baths, etc.; garage, stabling, cottages: electric light, central heating; lovely old timbered gardens with ornamental water, etc., valuable woodlands, small farmery. LOW PRICE.

Recommended by GEORGE TROLLOPE & SONS, 25, Mount St., London, W.1. (3378.)

VALE OF AYLESBURY

TO BE LET, FURNISHED, Historical XIIth Century ABBEY; eleven bed, two bath, three reception rooms.

ELECTRIC LIGHT. TELEPHONE.

Garage, stabling; good hunting, 600 acres shooting, trout fishing.

Inspected and recommended by GEORGE TROLLOPE & SONS, 25, Mount Street, W.1. (A 6232.)

OVERLOOKING ADDINGTON GOLF CLUB

SURREY

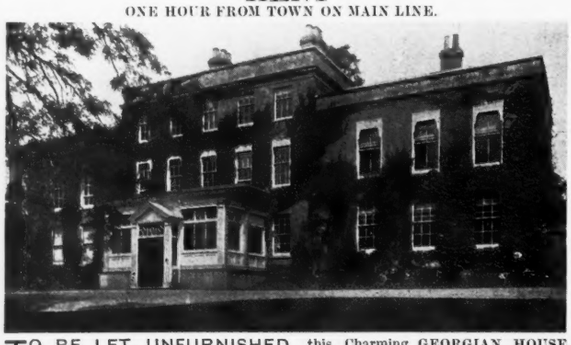
Thirteen miles of Charing Cross, and two-and-a-half miles from East Croydon.

FOR SALE, A FEW CHOICE BUILDING PLOTS, varying in area from HALF-AN-ACRE TO THREE ACRES, well timbered, and occupying unequalled positions adjoining TWO FIRST-CLASS GOLF COURSES.

Particulars and plan may be had of GEORGE TROLLOPE & SONS, 25, Mount Street, London, W. 1.

KENT

ONE HOUR FROM TOWN ON MAIN LINE.



TO BE LET, UNFURNISHED, this Charming GEORGIAN HOUSE containing all modern conveniences: ELECTRIC LIGHT, CENTRAL HEATING, etc.; 200ft. above sea, south aspect. Eighteen bed, four baths, five reception rooms; stabling, two cottages; charming old gardens, etc.

TEN-AND-A-HALF ACRES.

Town and Station two-and-a-half miles. Reasonable rent. No premium.

Personally inspected and recommended by GEORGE TROLLOPE & SONS, 25, Mount Street, W. 1. (2542.)

HERTS

GEORGIAN MANSION, upon which many thousands of pounds have recently been expended; perfect order,

AND "PERIOD" DECORATIONS THROUGHOUT.

Seated within a grandly timbered park, high up, and surrounded by dignified old-world gardens. Panelled reception rooms and hall, about 20 bedrooms, seven bathrooms, etc.; model home farm and cottages; total area about

330 ACRES.

FOR SALE AT A MODERATE PRICE.

Inspected and confidently recommended by GEORGE TROLLOPE & SONS, 25, Mount Street, London, W. 1. (6240.)

BUCKS

LONDON IN ONE HOUR. EXCELLENT HUNTING.

ONE MILE FROM JUNCTION STATION, WITH EXPRESS SERVICE.

CHARMING OLD MANOR HOUSE in a prettily timbered park and lands of

120 ACRES.

WITH DRIVE AND LODGE.

Lounge hall, four reception rooms, billiards room, thirteen bedrooms, three baths.

ELECTRIC LIGHT. CENTRAL HEATING. CO.'S WATER.

AMPLE STABLING, MODEL FARMERY, WITH BAILIFF'S HOUSE, TWO COTTAGES. LOVELY GARDENS, ORCHARD, ETC.

FOR SALE. EXCELLENT ORDER.

Inspected and highly recommended by GEORGE TROLLOPE & SONS, 25, Mount Street, London, W. 1. (A 6087.)

BERKSHIRE HILLS (IN A FAMOUS BEAUTY SPOT).

A TUDOR STYLE RESIDENCE, standing high in its own park, and containing twelve bed and dressing rooms, bathroom, three reception rooms and hall; GAS; GARAGE and STABLING; CHARMING GROUNDS, including two tennis courts; in all

100 ACRES. TO BE LET, FURNISHED. MIGHT BE SOLD.

Further particulars of GEORGE TROLLOPE & SONS, 25, Mount Street, W. 1. (A 4277.)

SEVENOAKS

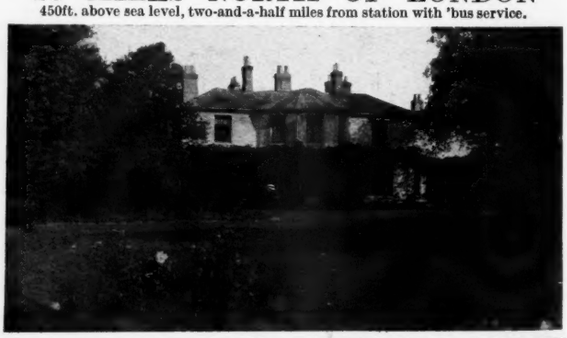
Within easy walk of the station, on high ground.

FOR SALE, an unusually well-fitted and MODERN RESIDENCE, in charming grounds of TWO ACRES, standing well away from road; eight bed, two bath, splendid billiards room, two reception rooms, loggia; electric light, main drainage, telephone, independent hot water supply, radiators.

Stabling, garage, two tennis lawns, etc.—Personally inspected and recommended by GEORGE TROLLOPE & SONS, 25, Mount Street, W. 1. (A 2139.)

25 MILES NORTH OF LONDON

450ft. above sea level, two-and-a-half miles from station with 'bus service.



FOR SALE, at BARGAIN PRICE, a delightful old-fashioned COUNTRY HOUSE; long drive with lodge, outer and inner halls, billiards and three reception rooms, fourteen bedrooms, three bathrooms; acetylene gas, Co.'s water and 'phone; stabling, garage, laundry and cottage; well-timbered old gardens and park-like pastures of

70 ACRES.

Near Roman Catholic Church. *Good hunting and golf.*

Particulars of GEORGE TROLLOPE & SONS, 25, Mount Street, W. 1. (A 4126.)

Telegrams: "Wood, Agents (Audley), London."

JOHN D. WOOD & CO.

6, MOUNT STREET, GROSVENOR SQUARE, LONDON, W.1.

Telephone: Grosvenor 2130 " 2131

SUSSEX

ONE OF THE BEST PARTS OF THIS FAVOURITE COUNTY.

UNDER ONE HOUR FROM TOWN BY NUMEROUS TRAINS.

AN EXCEEDINGLY ATTRACTIVE RESIDENTIAL ESTATE, comprising a modern ELIZABETHAN RESIDENCE, containing fifteen bed and dressing rooms, four reception rooms.

PICKED POSITION 300FT. UP.
ALL MODERN CONVENIENCES.

STABLING, GARAGE, FARMERY, AND FOUR COTTAGES.

OLD-WORLD GARDENS AND GROUNDS,

Lake of seventeen acres, and picturesque ruins of the moated Manor House and its Elizabethan pleasaunce; in all about

226 ACRES.

FOR SALE AT A MODERATE PRICE.

Particulars of Messrs. JOHN D. WOOD & Co., 6, Mount Street, London, W. 1. (60,282.)

DUKE OF BEAUFORT'S HUNT

ONE MILE FROM EXPRESS STATION; ONE AND THREE-QUARTER HOURS OF TOWN.

STONE-BUILT GEORGIAN HOUSE IN RICHLY TIMBERED PARK OF

170 ACRES,

and containing

Sixteen bed, two bath, hall, three reception rooms, billiard room, comfortable offices.

GOOD STABLING FOR SEVEN. TWO LODGES. COTTAGES.

FINELY TIMBERED GROUNDS.

FOR SALE,

OR MIGHT BE LET, FURNISHED, FOR SHORT PERIODS.

Inspected and recommended by Messrs. JOHN D. WOOD & Co., 6, Mount Street, London, W. 1.—Illustrated particulars on application. (60,308.)

Four miles of Brackley, six miles from Banbury.

60, 280 OR 340 ACRES

THIS EXCELLENT RESIDENTIAL PROPERTY, splendidly situated for BICESTER HUNT.

Fifteen bedrooms, three bathrooms, hall, four reception rooms, good offices.

EXCEPTIONAL STABLING. AMPLE COTTAGES.

ELECTRIC LIGHT, CENTRAL HEATING. TELEPHONE. AMPLE WATER.

Home Farm, farmery and bailiff's house in hand; other farms and cottages Let.

CHARMING OLD GROUNDS WITH STREAM-FED LAKES.
TO BE SOLD, WITH 60 OR MORE ACRES.

Highly recommended by the Agents, Messrs. JOHN D. WOOD & Co., 6, Mount Street, London, W. 1, who have personally inspected. (5281.)

HEREFORDSHIRE

ONE MILE FISHING. HOUSE DATED 1739.

ATTRACTIVE GEORGIAN HOUSE, containing seven bedrooms, bathroom, three sitting rooms.

STABLING, ETC.
PRETTY GARDENS.
COTTAGES, FARMERY, AND
78 ACRES,
WITH VACANT POSSESSION.

PRICE, FREEHOLD, £3,250.

Particulars of Messrs. JOHN D. WOOD & Co., 6, Mount Street, London, W. 1. (71,245.)

75 MINUTES LONDON

EXPRESS SERVICE MAIN G.C. LINE OF L. & N.E.

Near station and small old-world town-village in famous hunting district.

MODERATE-SIZED GEORGIAN RESIDENCE, containing four reception rooms, twelve bedrooms, and servants' attics. LOVELY OLD GARDEN with glorious old forest trees, which also adorn charming undulated park with lake and stream. *STABLING, COTTAGES, etc.; in all* 53 ACRES.

FOR SALE.
£7,500, OR NEAR OFFER.

Strongly recommended by the Agents, Messrs. JOHN D. WOOD & Co., 6, Mount Street, London, W. 1. (50,855.)

250FT. ABOVE SEA LEVEL ON GRAVEL SOIL.

WITHIN ONE-AND-THREE-QUARTER HOURS OF LONDON

GENUINE OLD QUEEN ANNE RESIDENCE, full of oak panelling and beams, and lovely old stone fireplaces. It stands in about

25 ACRES

OF BEAUTIFULLY TIMBERED PARKLAND.

Eleven bed, two bath, lounge hall, and four reception rooms; stabling and garage.

TWO EXCELLENT COTTAGES.

ELECTRIC LIGHT. GOOD WATER AND DRAINAGE.

FISHING IN PONDS.

HUNTING WITH TWO PACKS. EASY REACH OF GOLF.

FOR SALE AT A VERY REASONABLE PRICE.

Photos and full particulars of Messrs. JOHN D. WOOD & Co., 6, Mount Street, London, W. 1. (80,811.)

JOHN D. WOOD & CO., 6 MOUNT STREET, LONDON, W.1.

KNIGHT, FRANK & RUTLEY AND WALTON & LEE

THE ESTATE SALE ROOMS, LONDON, W. 1.

HANTS

THE WESTBURY ESTATE.

Seven miles and twelve miles respectively from Petersfield and Winchester.

FOR SALE BY PRIVATE TREATY.

THE MEDIUM-SIZE RESIDENCE, built of red brick and stone facing,

known as

"WESTBURY HOUSE."

Situate on gravel soil amidst spreading lawns, in a well-timbered park.

The accommodation comprises VESTIBULE, LOUNGE HALL, FOUR RECEPTION ROOMS, BILLIARD ROOM, 23 BED AND DRESSING ROOMS, SIX BATHROOMS and AMPLE DOMESTIC OFFICES.

SQUASH RACQUET COURT.

Altogether about

90 ACRES,

OR WOULD BE SOLD WITH AN ADDITIONAL 566 ACRES.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.

AT THE VERY LOW PRICE OF £5,750 WITH 33 ACRES.

CHESHIRE & SHROPSHIRE BORDERS

FIVE MILES FROM WHITCHURCH.

A RESIDENTIAL PROPERTY,

including the COMFORTABLE MANSION, nicely placed in a well-timbered park, and briefly containing suite of five reception rooms, thirteen principal bed and dressing rooms, five bathrooms, staff accommodation, ample domestic offices.

TELEPHONE AND ELECTRIC LIGHT.

Stabling for eight. *Garage for five.* *Men's rooms.*

Lodge, gardener's cottage; walled kitchen gardens, matured and inexpensive garden and well-wooded parkland; in all about

58 ACRES.

PRICE, FREEHOLD, £7,250; OR WITH 33 ACRES, £5,750.

Subject to contract.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (17,675.)

COTE D'AZUR, FRANCE

UNIQUE RESIDENTIAL ESTATE ON FRENCH RIVIERA, SITUATE AT VALESCURE, ABOUT THREE MILES FROM ST. RAPHAEL.

THE RESIDENCE, known as

LOU CASTEU,

erected by the late Lord AMHERST OF HACKNEY, in the style of an OLD PROVENCAL MONASTERY, occupies one of the finest sites on this part of the Riviera, with beautiful views over the sea and Maure Mountains, and contains

Large dining room, double drawing room, library, study, galleried hall, loggia, billiard room, eight principal and five secondary bedrooms, three bathrooms, servants' accommodation, and usual domestic offices.

EXCELLENT WATER SUPPLY. *CENTRAL HEATING.*
ACETYLENE GAS AND TELEPHONE.

A MODEL OF AN OLD PROVENCAL WATCH TOWER, erected on a hill, within the grounds, has been fitted for residential purposes, with kitchen, etc., and commands magnificent views.

PLEASURE GARDENS OF GREAT BEAUTY, productive kitchen gardens, vineyard, cork and olive plantations, and woodlands.

GOLF LINKS AT VALESCURE.

TO BE SOLD, WITH ABOUT 34 OR 80 ACRES.

Agents, Messrs. TUCKETT, WEBSTER & CO., 1, Gresham Buildings, 2, Basinghall Street, E.C. 2; and
Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.

SUSSEX

Four-and-a-half miles from Bexhill, twelve miles from Eastbourne.

MOOR HALL,

NINFIELD.

THE RESIDENCE commands wide views of Pevensey Bay, Beachy Head, and the South Downs, and contains lounge, dining, drawing, morning and billiard rooms, conservatory, nineteen bed and dressing rooms, four bathrooms, and offices.

COMPANY'S WATER. *ELECTRIC LIGHT.*
MODERN DRAINAGE. *TELEPHONE.*

Double Entrance Lodge. Stabling and Garage.

THE PLEASURE GROUNDS

include four tennis courts and a croquet lawn, rock garden, formal garden and parkland. Mature orchard.

HOME FARM BUILDINGS, SIX COTTAGES,
ARABLE, PASTURE, AND WOODLAND.

in all about

231 ACRES.

FOR SALE BY PRIVATE TREATY. MODERATE GROUND RENT.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.

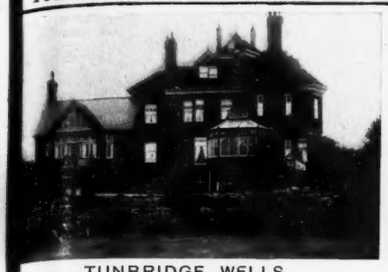
KNIGHT, FRANK & RUTLEY, AND WALTON & LEE,
20, Hanover Square, W. 1.
90, Princes Street, Edinburgh.
78, St. Vincent Street, Glasgow.
41, Bank Street, Ashford, Kent.

Telephones:
3066 Mayfair (4 lines).
146 Central, Edinburgh.
2716 „ Glasgow.
17 Ashford.

Knight, Frank & Rutley's advertisements continued on pages iii. and v.)

BRACKETT & SONS

TUNBRIDGE WELLS, and 34, CRAVEN ST., CHARING CROSS, W.C.2.



TUNBRIDGE WELLS.

400 FT. ABOVE SEA LEVEL, close to Mount Ephraim and the common, and commanding charming views extending as far as the distant Kentish Hills; half-a-mile from station (London in 45 minutes). A most completely appointed red brick RESIDENCE, containing three reception rooms, conservatory, full-sized billiard room, ground floor domestic offices, eight bedrooms, two dressing rooms, two bathrooms, etc.; electric light and all modern conveniences; charming gardens, including tennis lawn, rockery, shrubberies, etc.; garage for three cars; Freehold for SALE, £7,000. (Folio 31,555).

SUSSEX.

LOVELY OLD JACOBEAN HOUSE, commanding views over land and sea, and surrounded by pleasure grounds, walled kitchen garden and paddocks.

IN ALL ABOUT FOUR ACRES.

Entrance hall, three reception rooms, ten bedrooms, bathroom and ground floor offices; two staircases.

ELECTRIC LIGHT.

Radiators and modern drainage.

Garage, stabling, harness room and loft.

FREEHOLD, £4,500.

Usual valuations. (Folio 31,554.)

FURTHER PARTICULARS OF BRACKETT & SONS, AS ABOVE.

CONSTABLE & MAUDE

AUCTIONEERS, LAND AGENTS AND SURVEYORS, 2, MOUNT STREET, W.1, and STOW-ON-THE-WOLD, GLOS.

Telephones: Grosvenor 1427 and 2716. Telegrams: "Audconslan, Audley, London."

ONE-AND-A-HALF MILES FISHING. HUNTING WITH THE LUDLOW HOUNDS.

THE FINE OLD GEORGIAN RESIDENCE, known as

"ASHFORD COURT," LUDLOW

Standing in well-timbered park, approached by long drive with double entrance lodge, and containing lounge hall, five reception rooms, four bath, twelve bedrooms, and ample offices.

Two cottages, stabling, garage and complete buildings.

Electric light, central heating, constant hot water; telephone.

PICTURESQUE GROUNDS sloping to the river Teme, with one-and-a-half miles of good fishing; two tennis courts, flower and kitchen garden, fine old yew hedges, woodland walks, etc.; extending to about 47 acres; also two farmhouses with capital buildings, two superior villas, six cottages and the village hall; the whole extending to

ABOUT 132 ACRES.

CONSTABLE & MAUDE will SELL the above Estate, as a whole or in Lots, by AUCTION, at the Raven Hotel, Shrewsbury, on Tuesday, December 2nd, at 3 o'clock (unless Sold previously). Illustrated particulars from Messrs. WEYMAN, WEYMAN & ESTYN JONES, Mill Street, Ludlow, or from the Auctioneers, 2, Mount Street, W. 1.

RIPPON, BOSWELL & CO., F.A.I.

LAND AGENTS, SURVEYORS & AUCTIONEERS, 8, QUEEN STREET, EXETER.

Telephone 204.

ILLUSTRATED REGISTER OF PROPERTIES in the South and South-Western Counties. Price 2/-; by post 2/6.

FOR URGENT SALE.

CORNISH RIVIERA (in a district beloved by artists and noted for magnificent coast, sea and river scenery and lovely equable climate).—Charmingly situate and EXCEPTIONALLY WELL BUILT RESIDENCE, facing S.; hall, two reception, six bedrooms, dressing room, bath. GAS, CO.'S WATER. Garden with tropical trees. BOATING, BATHING, FISHING, GOLF. PRICE £1,100 (or offers); 70 years' lease.—RIPPON, BOSWELL & CO. Exeter. (4693.)

WILTS (within an easy drive of the City of Bath; one mile from station).—PICTURESQUE OLD GREY STONE COUNTRY HOUSE, about 450ft. altitude and amidst lovely country; lounge hall, three reception, five bedrooms, bath, well arranged offices; Co.'s water and electric light. Ornamental garden with lawn and fruit trees; stabling, etc. Hunting, fishing, shooting. — RIPPON, BOSWELL and Co., Exeter. (4141.)

PRICE ONLY £7,000, FREEHOLD.

HAMPSHIRE HILLS (favourite residential and sporting district of ALTON).—For SALE by AUCTION December 9th, 1924 (or by Private Treaty), "Kingswood," deep-clad, old-fashioned BUNGALOW RESIDENCE, perfectly secluded in finely timbered old garden, orchard and parkland; two large reception, three bedrooms, etc.; stable and outbuildings. Hunting and golf.—Full particulars of the Sole Agent, REGINALD C. S. EVENNETT, F.A.I., Farnham; and at Haslemere and Hindhead.

REBBECK BROS.

GERVIS PLACE, BOURNEMOUTH.

Telephones: 3481, 3482.

DORSETSHIRE.

CHARMING OLD-FASHIONED COUNTRY RESIDENCE, pleasantly situated in a village three miles from a market town and main line station. Favourite hunting district. Golf course near.

THE PROPERTY comprises a small GEORGIAN RESIDENCE, in good preservation and repair, and containing three nice reception rooms, cloakroom, five principal bedrooms, bathroom, maids' bedrooms, servants' hall, kitchen and usual offices.

ELECTRIC LIGHTING.
GOOD WATER SERVICE.
MODERN SANITATION.
TELEPHONE INSTALLED.

Excellent stabling for four horses. Garage.
Gardener's cottage. Outbuildings.

SEVENTEEN-AND-A-HALF ACRES,

the greater part being rich grassland. INEXPENSIVE PLEASURE GARDENS, first-class tennis lawn, walled-in kitchen garden. A trout stream flows through part of the property.

Inspected and recommended.

FREEHOLD, £4,500.

CHURCH STRETTON. — Charming Freehold RESIDENCE, ideal position, commanding beautiful views, "Highlands of England." Seven bed, bath, two reception rooms, lounge hall, and offices; garage, etc.; inexpensive grounds, orchard, garden, tennis lawn, etc.; electric light, Co.'s water, main drainage; south aspect. Close golf, hunting, fishing. Possession.—J. T. WOOD, Agent.

MESSRS. YOUNG & GILLING

(Established over a Century),
LAND AND ESTATE AGENTS, CHELTENHAM.
Telegrams: "Gillings, Cheltenham." Telephone 129.

ILLUSTRATED REGISTER OF PROPERTIES IN CHELTENHAM AND THE WESTERN COUNTIES WILL BE SENT ON APPLICATION.

HEYTHROP COUNTRY.

STOW-ON-THE-WOLD.

TO BE SOLD, charming stone-built HOUSE in this delightful country. South aspect, close to G.W. Ry. station; three reception rooms, eleven bed and dressing rooms, bathroom; acetylene gas, excellent water supply; stone-built stabling; flower and kitchen gardens, three paddocks; in all some

ELEVEN ACRES.

Lodge at entrance.

Extremely reasonable price for quick Sale.

MESSRS. YOUNG & GILLING

(Established over a Century),
LAND AND ESTATE AGENTS, CHELTENHAM.
Telegrams: "Gillings, Cheltenham." Telephone 129.

BRUTON, KNOWLES & CO.

ESTATE AGENTS,
SURVEYORS AND AUCTIONEERS,
ALBION CHAMBERS, KING STREET,
Telegrams: "Brutons, Gloucester." GLOUCESTER.
Telephone: No. 967 (two lines).

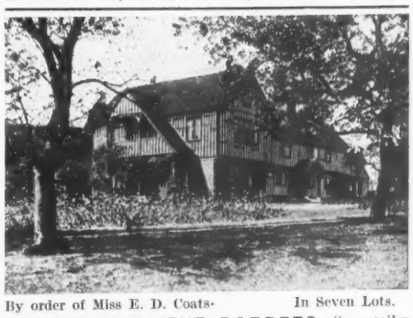
GLOS.—For SALE, an attractive modern RESIDENCE, occupying a delightful position on high ground overlooking the River Severn and Forest of Dean. The House is substantially built and conveniently arranged and is in excellent order. It is lighted by petrol gas and has water laid on. Lounge hall, four reception, eight bedrooms, two bathrooms and usual offices; garage; attractive grounds in terrace formation; excellent kitchen gardens and enclosures of pastureland and orcharding; in all about fourteen acres. Vacant possession on completion. PRICE £3,600.—Full particulars of BRUTON, KNOWLES & Co., Estate Agents, Gloucester. (D 61.)

BROADWAY, WORCS.

TO BE SOLD, or LET, Unfurnished, a charming old stone-built RESIDENCE, situate in this very favourite village. It contains some old oak beams, stands on gravel soil, and contains three reception, seven beds, bath and usual offices; very pretty garden; Company's water, telephone. Hunting with the North Cotswold Hounds. Rent, Unfurnished, £120 a year. Price £3,000.—Full particulars of BRUTON, KNOWLES & Co., Albion Chambers, Gloucester. (H. 212.)

ON THE COTSWOLDS.

TO BE SOLD, or LET, Unfurnished, an attractive RESIDENTIAL PROPERTY, in a bracing and pleasant position on the borders of Minchinhampton Common with its famous golf links. The Residence is a charming structure of stone and contains four or five reception rooms, eight bed and dressing, six attics, two baths and usual offices; stabling, two cottages; attractive grounds, pastureland and woodland; in all nearly 21 acres; electric light, water supply gravitation, independent hot water supply. Price £6,000. Rent £300 a year.—Full particulars of BRUTON, KNOWLES & Co., Albion Chambers, Gloucester. (D. 30.)



By order of Miss E. D. Coats. In Seven Lots.

SUSSEX AND KENT BORDERS (two miles from Horsmonden Station, three miles from Paddock Wood, six miles from Tunbridge Wells).

BRATTLES GRANGE,

a perfect specimen of XVIth century MANOR HOUSE, upon which a fortune has been spent; lounge hall, three reception rooms, ten bedrooms, two bathrooms; electric light, heating, and main water; garage; walled gardens, cottages; together with 20 ACRE of Orchards, etc.

CHILLMILL FARM.—Black and white Farmhouse, modern buildings, cowhouses, piggeries (all suitable for pedigree stock), four cottages, and 150 ACRES of rich lands.

LOWLANDS FARM.—Old-fashioned Farmhouse, buildings, and 45 ACRES full-bearing orchards and pasture.

Accommodation lands in Lots.

Which will be offered by AUCTION, in Seven Lots, on Tuesday, December 16th, at London Auction Mart, 155, Queen Victoria Street, E.C. 4, at 2.30 p.m. Full particulars of Messrs. FRANKLIN & JONES, F.S.I., Oxford; Messrs. JOHN THORNTON & Co., 27, Cavendish Square, London, W.; and Mr. W. G. MILLAR, F.A.I., Frewin Court, Oxford.

Telephone: 4706 Gerrard (2 lines).
Telegrams: "Cornishmen, London."

TRESIDDER & CO. 37, ALBEMARLE STREET, W.1.

52 ACRES.

SUSSEX (on a knoll, on sandstone, facing south, commanding extensive views).—For SALE, RESIDENCE, with modern conveniences.
3 *reception rooms*, 2 *bathrooms*, 8 *bedrooms*.
Electric light, excellent water supply; stabling, garage, 2 cottages, farmbuildings; tennis lawn, partly walled kitchen and fruit garden, productive grass and meadowland; in high state of cultivation; hunting.
TRESIDDER & Co., 37, Albemarle St., W. 1. (3598.)

EARLY GEORGIAN HOUSE AND 40 ACRES.

75 MINUTES LONDON (300ft. up, near old-world village).—For SALE, a delightful old HOUSE, containing some fine panelling, in a well-timbered park with carriage drive and two lodges.
3 *reception, billiard, bathroom*, 13 *bedrooms*.
Electric light. Central heating. Independent hot water. Stabling, garage, farmery, stockman's house; charming yet inexpensive grounds, orchard and parkland.
TRESIDDER & Co., 37, Albemarle Street, W. 1. (11,434.)

FOR SALE OR TO LET, UNFURNISHED, WITH 28 OR 50 ACRES.

GLOS (beautiful views of the Wye Valley).—A very picturesque RESIDENCE in excellent order, standing high, approached by a long winding carriage drive.
LOUNGE HALL, 3 RECEPTION, 3 BATHROOMS, 7 BEDROOMS.
Electric light, telephone; excellent spring water by gravitation. Constant hot water.
Stabling, garage, 10-roomed cottage with bathroom; excellent Home Farm with House.
EXCEPTIONALLY PRETTY, WELL-WOODED GROUNDS.
Tennis and other lawns, rose, rock and sunk gardens, kitchen and fruit garden, orchard, meadow and woodland. Rough shooting, golf and hunting.
TRESIDDER & Co., 37 Albemarle St., W. 1. (13,784.)

BETWEEN

GUILDFORD AND HORSHAM

BEAUTIFUL JACOBEAN RESIDENCE.
Lounge hall, billiard room, 3 reception, 3 bathrooms, 12 bedrooms, etc.
Electric light. Central heating. Telephone.
Stabling. Garage. 4 cottages. Farmbuildings.
¾ mile fishing in River Arun.
FOR SALE with 70 or 200 ACRES.
TRESIDDER & Co., 37, Albemarle St., W. 1. (9319.)

£105 PER ANNUM. FIXTURES £250.

SOMERSET.—To be LET, Unfurnished, choice RESIDENCE, commanding extensive views. *Lounge, billiard room*, 3 *reception rooms*, 2 *bathrooms*, 10 *bedrooms*. Electric light, modern conveniences. Stabling, garage, cottage; lovely grounds, orchard and pasture; in all 13 ACRES.
TRESIDDER & Co., 37, Albemarle St., W. 1. (7390.)

£536 p.a., UNFURNISHED.

ASHDOWN FOREST (beautiful position on southern slope, 400ft. above sea level, on sandstone).—A very attractive old-fashioned RESIDENCE, approached by long carriage drive with lodge.
Gallery hall, 4 reception, 3 bathrooms, 14 bedrooms.
Electric light, central heating, telephone.
Stabling, garages, cottage, several useful outbuildings.
DELIGHTFUL OLD GROUNDS.
Tennis and other lawns, lake, partly walled kitchen garden, glasshouses and pastureland. 42 ACRES.
TRESIDDER & Co., 37, Albemarle St., W. 1. (13,793.)

5,000 GUINEAS WITH 25 ACRES.
ADDITIONAL LAND UP TO 500 ACRES AVAILABLE.

HEREFORD AND ABERGAVENNY

(between; close to station).—A most attractive SPORTING ESTATE, occupying a magnificent position. The QUEEN ANNE RESIDENCE stands 450ft. above sea level, and contains
Hall, 4 reception rooms, 12 bedrooms, bathrooms, etc.
Electric light, central heating, excellent water supply, modern drainage, stabling for 4, garage for 2 cars; cottages; well-timbered pleasure grounds and excellent parkland. GOOD FISHING and SHOOTING on the Estate.
TRESIDDER & Co., 37, Albemarle St., W. 1. (13,548.)

FOR SALE, OR TO BE LET, FURNISHED.
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HASLEMERE AND PETERSFIELD

600*ft. up. South aspect. Sandy soil. Beautiful views.*
This CHARMING AND PICTURESQUE RESIDENCE, standing well away from the road, and containing
Hall, 3 reception rooms, 6 bedrooms, bathroom, etc.
Co.'s electric light and water. Telephone. Modern drainage.
Beautiful old-world grounds, including tennis lawn, sunk garden, kitchen garden, woodland, etc.; in all 4 acres.
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GENTLEMAN'S SPORTING ESTATE of 210 ACRES (69 acres pasture, 84 woodland, 53 arable).
Charming COUNTRY RESIDENCE, containing three reception, seven bedrooms, two bathrooms, usual offices.
CENTRAL HEATING.
ELECTRIC LIGHT FROM OWN PLANT.
Excellent farmbuildings and six cottages.
HELD ON LEASE with NINE YEARS UNEXPIRED.
RENT, £317.
Every facility for hunting. Excellent sporting.
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ON COOMBE WARREN,
IN AN ENVIABLE POSITION ON THE TOP OF THE HILL.

CHARMING FREEHOLD PROPERTY, upon which much money has been lavished. Very attractive House: ten bed and dressing rooms, three bathrooms, FINE SUITE OF RECEPTION ROOMS, billiard room, etc.
DELIGHTFUL PLEASURE GROUNDS
with lawns, tennis lawn, range of glasshouses, etc.; garage for two cars, stabling, chauffeur's quarters; the whole property extending to
UPWARDS OF THREE ACRES.
Inspected and thoroughly recommended by NIGHTINGALE, PAGE & BENNETT.

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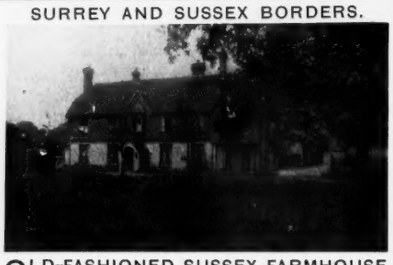

OLD-FASHIONED SUSSEX FARMHOUSE ready for restoration, in beautiful country far removed from traffic, but only about one-and-a-quarter miles station; lounge hall, three or four reception rooms, six bedrooms, bathroom; ample outbuildings.
OLD GARDEN with TENNIS COURT, of TWO ACRES.
PRICE £3,000, FREEHOLD,
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Apply WHITE & SONS, Dorking. (C 73.)

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£2,000 ONLY.

HERTFORDSHIRE.—The above imposing old-fashioned GEORGIAN RESIDENCE in well-established grounds of TWO ACRES, approached by drive and enjoying pretty views; *three reception, six bed, bath; greensand soil.* Stabling, tennis court and productive kitchen garden. In excellent order. BARGAIN.
BENTALL & HORSLEY, as above.

ABSOLUTE BARGAIN

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A MOST BEAUTIFUL STONE-BUILT XVITH CENTURY L-SHAPED RESIDENCE, in perfect order, and possessing unique charm and old-world character, standing in delightful old grounds with clipped yew hedges; lounge hall, three reception, eight bed, bath; excellent stabling and paddocks.
FIVE ACRES. ONLY £3,300.
A REAL BARGAIN. Cottages, if wanted.
A singularly choice and fascinating little Property and most strongly recommended, BENTALL & HORSLEY, as above.

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GENTLEMAN'S REMARKABLY ATTRACTIVE PEDIGREE STOCK AND SPORTING ESTATE, nearly 500 acres (mostly grass).—Beautiful stone-built RESIDENCE of exceptional character, with every modern convenience, including electric light and central heating; ten bed, four reception, two bathrooms; cottages, Bailiff's house and capital homestead; moderate price, under exceptional circumstances.
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FOURTEENTH CENTURY

TEN ACRES. ONLY £3,500.

SURREY (amidst the most beautiful scenery in England, near Hindhead).—Delightful half-timbered RESIDENCE, 350ft. up, commanding glorious views; three reception, six bed and dressing, bath; Co.'s water and drainage, telephone, etc.; heavy oak beams and inglenook fireplaces; lovely old gardens with tennis lawn; useful grassland and small farmery. Golf within a few minutes. A charming little property.
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THIS PARTICULARLY ATTRACTIVE FREEHOLD ESTATE, in CHARMING RURAL SURROUNDINGS, is laid out for Building Sites FOR SUPERIOR PRIVATE RESIDENCES, which may be built to suit purchaser's requirements. The Estate is in a beautiful position on the north side of the village, slopes south, in full view of ancient commons with oak avenues. Within easy reach of Reading, Farnham and Camberley, and AN HOUR'S JOURNEY FROM WATERLOO. Golf links: Hartley Wintney quarter of a mile, North Hants three-and-a-half miles, Bramshott four miles. Polo ground: Fleet four miles. Subsoil, gravel and sand; main drainage, water and gas.—POOL & SONS, Hartley Wintney. Station, Winchfield (Southern Railway). 'Phone, 88 Hartley Wintney.

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THIS PICTURESQUE FARM RESIDENCE, part said to date from XIth century, for SALE; delightfully situated and containing much old oak; three reception, five bedrooms, bath, w.c.; small garden; farmbuildings and 100 acres; sandy soil, 250ft. up. Possession. Price £4,500, Freehold.
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STAFFORDSHIRE (four miles from Lichfield, five from Tamworth and twelve from Birmingham); two miles from a station (L.M. & S. Ry.).—To be LET, unfurnished, for a term of three or five years, from March 25th, 1925, "MANLEY HALL," a comfortable and convenient stone-built MANSION in the Elizabethan style, delightfully situated in well-matured grounds of ten acres in extent and approached by carriage drives from two lodges, together with excellent shooting over 1,900 acres, well preserved, and good trout fishing for one-and-a-half miles (both sides) in the Black Brook. The Residence contains suite of four reception rooms, outer and inner halls, nine principal bed and dressing rooms, seven secondary bedrooms, three bathrooms and ample and convenient offices; electric light, telephone, good water supply; excellent stabling for nine horses, including four loose boxes, garage for four cars and other buildings. Hunting with the South Staffs, Meynell and Atherstone Packs. Agricultural land up to 38 acres to be had if desired.—Full particulars may be obtained from Messrs. E. HEATON & SONS, Land Agents, Endon, near Stoke-on-Trent.

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ONLY 20 MILES NORTH OF TOWN

400ft. above sea level, commanding splendid views and amidst perfectly rural surroundings.

EXCELLENT SPECIMEN OF GEORGIAN ARCHITECTURE, standing well back from the road and containing entrance hall, three or four reception, full-size billiard room, fourteen or more bed and dressing rooms, four bathrooms with lavatory basins, complete offices, including servants' hall.

Co.'s electric light, gas and water; main drainage; central heating and telephone;

SQUASH RACKET COURT.

GARAGE. AMPLE STABLING. SEVERAL FIRST-CLASS COTTAGES

DELIGHTFUL OLD-WORLD GROUNDS,

artistically displayed, with flagged terrace, full-size croquet and tennis lawns, sunk rose garden, clipped yew hedges, glasshouses, together with miniature well-timbered park, including cricket ground; in all

ABOUT 25 ACRES.

An additional eleven acres can be rented if desired. Very moderate price is asked for the Freehold.

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EARLY SALE. CHOICE PROPERTY. LOW PRICE.

WILTSHIRE DOWNS

IN A SPLENDID SITUATION ON A SOUTHERN SLOPE, CONVENIENT FOR STATION, ETC.

IMPOSING TUDOR-STYLE RESIDENCE,

containing

HALL, THREE RECEPTION, BILLIARD ROOM, FIFTEEN BED AND DRESSING ROOMS, THREE BATHROOMS AND OFFICES.

ELECTRIC LIGHT, CENTRAL HEATING, AND GOOD WATER SUPPLY.

Three lodges, keeper's cottage, garage, and stabling.

BEAUTIFUL GROUNDS, parkland, woodland and plantations; in all

ABOUT 225 ACRES.

ALSO A CAPITAL SMALL HOLDING,

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SIXTEEN MILES FROM TOWN.

OLD GEORGIAN RESIDENCE.

500FT. ABOVE SEA LEVEL.

DELIGHTFUL OLD RESIDENCE, in splendid order throughout, and very comfortable.

Sitting hall, four reception rooms, billiard room, five principal bedrooms, seven secondary rooms, two dressing rooms, four bathrooms, and offices; several rooms panelled.

WATER AND GAS. PARTLY CENTRAL HEATED.

BEAUTIFULLY MATURED PLEASURE GROUNDS, kitchen gardens, orchard, etc.; in all about

TWELVE ACRES.

GARAGE, STABLING, COWHOUSE, AND TWO GOOD LODGES.

PRICE, FREEHOLD, £6,500.

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JUST ON THE MARKET. SHOULD BE SEEN AT ONCE. IMMEDIATE POSSESSION.

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EXCELLENT HOUSE. BEAUTIFUL SITUATION. WIDE OPEN VIEWS

LOW PRICE, £5,000, FOR IMMEDIATE SALE.

DELIGHTFUL OLD-FASHIONED FREEHOLD RESIDENCE,

conveniently placed for station, post office, shops, etc.; approached by a long carriage drive; entrance and inner halls, three reception, twelve bed and dressing rooms, two bathrooms and offices

Co.'s water. Modern drainage. Telephone. Garage. Stabling, etc.

DELIGHTFUL MATURED AND WELL-TIMBERED GROUNDS,

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HUNTING WITH FOUR PACKS CAN BE ENJOYED.

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CHYVERTON, CORNWALL. BETWEEN TRURO AND NEWQUAY

Within three miles of the Cornish Coast and within easy reach of the well-known Newquay Golf Links. Hunting with the Four Burrow Foxhounds. Amidst some of the most charming scenery in the South-west of England.

AN ORIGINAL GEORGIAN HOUSE SET WITHIN BEAUTIFULLY TIMBERED PARK AND WOODS.

IN ABSOLUTELY FAULTLESS ORDER, UP TO DATE IN EVERY RESPECT, SPLENDIDLY APPOINTED. NEWLY DECORATED IN PERFECT TASTE.

Eleven bed and dressing rooms.
Three well-fitted bathrooms.
Fine inner hall.
Beautiful music room.
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Ample domestic offices.

Polished oak floors.
Period fireplaces.
Electric light.
Central heating.
Abundant water supply.

Garage, stabling, two cottages, home farm with capital house and buildings.

CHARMING BUT INEXPENSIVE GROUNDS, ORNAMENTAL WATER, WALLED KITCHEN GARDEN.

236 ACRES

FOR SALE PRIVATELY NOW, OR BY AUCTION ON DECEMBER 4TH.

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JACOBEAN HOUSE,

WITH LOVELY GARDENS AND PARK.

Thousands of pounds spent to bring it to its present state of perfection; electric light, central heating; seven bathrooms. Fine suite of reception rooms, banqueting hall, eighteen bedrooms; SUPERB OLD OAK PANELLING AND CARVED OAK STAIRCASE. Stabling, garage, farmery, cottages.

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Close to a beautiful

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400ft. above sea, sandy soil, magnificent views.

SPLENDIDLY APPOINTED MODERN HOUSE, in perfect order, and up to date in every respect; ELECTRIC LIGHT, TELEPHONE, MAIN WATER, ETC. Twelve bedrooms, two bathrooms, panelled lounge, three reception rooms; garage, stabling, cottage. BEAUTIFUL GROUNDS, park and woodlands.

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Within four miles of the sea, amidst surroundings of exceptional beauty.

CHARMING OLD-WORLD HOUSE, restored and added to within recent years, now in splendid order and up to date with *electric light, telephone, etc.* Lounge hall, three reception rooms, thirteen bed and dressing rooms, two bathrooms; stabling, large garage, two cottages, farmery. Singularly beautiful old gardens, grassland, etc., 22 ACRES.

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UNDER AN HOUR FROM LONDON ON THE G.W. RY., IN A FAVOURITE PART OF

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WITH WELL-TIMBERED GROUNDS OF FIVE ACRES

In capital order throughout and fitted with all modern conveniences.

ELECTRIC LIGHT. CENTRAL HEATING. COMPANY'S WATER. TELEPHONE.

Lavatory basins fitted in principal bedrooms.

Hall, double drawing room with parquet floor, fine lofty dining room, morning room, capital domestic offices, eight bedrooms, bathroom.

STABLING FOR THREE. GARAGE. GOOD COTTAGE.

The gardens are very attractive and a feature is a

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GENUINE STONE-BUILT TUDOR RESIDENCE

THE SUBJECT OF A LARGE EXPENDITURE, IN PERFECT ORDER AND REPLETE WITH EVERY MODERN CONVENIENCE.

SIXTEEN BED AND DRESSING ROOMS, THREE BATHROOMS, FINE LOUNGE HALL, THREE RECEPTION ROOMS, BILLIARD ROOM.

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AMIDST A PICTURESQUE AND UNSPOILED COUNTRY.

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TWELVE BED AND DRESSING ROOMS, THREE BATHS, LOUNGE HALL, FIVE RECEPTION ROOMS. GARAGE.

LODGE. COTTAGES. MODEL FARMERY.

GROUNDS OF EXQUISITE BEAUTY.

GRASS AND *EN-TOUT-CAS* TENNIS COURTS.

Rose walk, flowering shrubberies, productive kitchen and fruit gardens, woodland and meadow.

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Ten bedrooms, bathroom, lounge hall, three reception rooms.

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EXCLUSIVE FISHING IN RIVER BOUNDING PART OF FARM.

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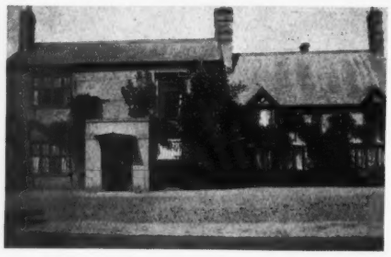

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GOOD WATER SUPPLY.

Stabling. Garages. Buildings.

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Amidst some of the most beautiful country in the Southern Counties, surrounded by open common land; facing S. and S.W.

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WITHIN EASY REACH OF THE YORKSHIRE MOORS.

Two miles from a station.

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Stabling. Garage.

ATTRACTIVE GARDENS,
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HUNTING WITH THE BRAMHAM MOOR AND BEDALE PACKS.

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Beautiful surroundings, 300ft. above sea; three reception rooms, nine bedrooms, bathroom, etc.

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TELEPHONE.

Stabling, garage, lodge, buildings; particularly well-matured grounds of about

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Would also be Sold with excellent Dairy Farm of 140 acres, together with stone-built Farmhouse, first-rate buildings, four cottages and small House.—DUNCAN B. GRAY & PARTNERS, 129, Mount Street, London, W. 1.

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Between Ashford and Canterbury, four miles from Wye Station.

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THE ABOVE EXCEPTIONALLY ATTRACTIVE OLD BLACK AND WHITE XVITH CENTURY RESIDENCE, full of old oak beams and other quaint features; seven bed, bath (h. and c.), three reception; good water supply, telephone connected; excellent cottage and buildings, delightful gardens and productive meadow, arable and woodland, 55 ACRES. For SALE by AUCTION, as a whole or in two Lots, December 3rd (unless previously disposed of Privately).

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BEDS.—Pretty COUNTRY COTTAGE, Mount Pleasant, Blunham, brick and tiled; six rooms; outbuildings; lawn, garden. Station quarter-of-a-mile, Bedford six, Sandy three; church, stores, shops, two minutes. Near Great North Road. Immediate possession; £600. Executor will Sell Agents, or direct.—J. H. BROWN, Gt. Barford, Beds.

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25, VICTORIA STREET, CLIFTON, BRISTOL.
SPECIALISTS FOR COUNTRY PROPERTIES IN THE WEST OF ENGLAND.

TO BE LET.

NINE MILES FROM BRISTOL.

Beautiful outlook over Mendip Hills.

DELIGHTFUL HOUSE AND NINE ACRES.

Hall,	Tennis lawn,	Stabling,
Three reception,	Pretty gardens,	Garage,
Eight bedrooms,	Fruit gardens,	Acetylene gas,
Fitted bath,	Paddock,	Good water.

A PICTURESQUE COUNTRY RESIDENCE,

occupying a truly lovely situation in the Mendip Country; easily accessible to Bristol by motor 'bus and rail. Perfect repair and decoration.

To be LET for remainder of Lease to March, 1929, at

£200 PER ANNUM.

Premium asked for repairs and fixtures.

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WEST SUSSEX.—Cheapest little RESIDENTIAL PROPERTY in the county, beautifully situated near Billingshurst. Charming Residence, four reception, ten bedrooms, offices; stabling; gardens, glasshouses, tennis lawn, paddocks; ten acres; several cottages. Freehold, bargain. Price £3,000.—Messrs. RUTTER, Land Agents, Whitehall House, Charing Cross, London.

DULVERTON (Somerset; the centre of West Country Hunting, Fishing and Sporting generally; bordering Devon and Exmoor Forest; the home of the wild red deer).—Gentleman's COUNTRY RESIDENCE AND GROUNDS, with vacant possession, enjoying an enviable secluded position, near Dulverton, known as "The Green," with seven-and-a-quarter acres rich grassland, gardens, pleasure grounds; garage, stabling; town electric light and water, and every modern convenience. For SALE by AUCTION, at Lamb Hotel, Dulverton, Friday, December 5th, by

COCKRAM, DOBBS & STAGG, Auctioneers, South Molton, Devon, from whom all particulars may be obtained.—Solicitors, Messrs. BARROW & CHAPMAN, Dulverton.

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SUNNINGDALE, MAIDENHEAD and WINDSOR.

VIRGINIA WATER AND SUNNINGDALE.—Particularly choice Freehold COUNTRY HOUSE, close to extensive commons and in perfect order; easily run and ideal for week-end or permanent residence; nine or ten bed and dressing rooms, bath, three reception rooms, lounge hall, etc; telephone, gas, certified water; garage for three, stabling, two cottages. Secluded grounds (four acres) of exceptional charm, tennis and croquet lawns, woodland garden, kitchen garden. Low rates.—Full particulars of GIDDYS, Sunningdale.

NEAR BURNHAM AND TAPLOW (Bath ground).—Delightful little old-world PROPERTY in cottage style; three reception, two bath and six bedrooms; garage, and man's rooms, etc.; beautifully appointed, hot and cold water throughout; electric light and heating, etc. A gem of its type. Very pretty old garden.—Agents, GIDDYS, Maidenhead.

REGINALD C. S. EVENNETT, F.A.I.

HASLEMERE, HINDHEAD AND FARNHAM.

NOT PREVIOUSLY ON THE MARKET.

HASLEMERE (in this pretty old-fashioned town).—Rare opportunity.—For SALE, with possession, a delightful old Georgian RESIDENCE, with lovely old-world grounds and park-like meadows of 35 ACRES, affording perfect seclusion. Accommodation comprises lounge hall, four reception rooms, music or billiard room, ten bedrooms, bathroom, usual offices; capital stabling, garage, and farm-buildings; superior cottage residence of six rooms; central heating, Company's water, modern drainage, gas laid on, electric light available, telephone. For Sale by Private Treaty.—Full particulars of REGINALD C. S. EVENNETT, F.A.I., Haslemere; or of Messrs. WHATLEY, HILL & CO., 24, Ryder Street, St. James's, S.W. 1.

Telephones: Regent 6773 and 6774.

F. L. MERCER & CO.

7, SACKVILLE STREET, PICCADILLY, W.1.

ESTABLISHED NEARLY HALF A CENTURY.

Telegrams: "Merceral, London."

SOMERSET AND DEVON BORDERS

On the outskirts of a favourite town, near station, and six miles from the county town of Taunton.

CLOSE TO THE BLACKDOWN HILLS.

First-class hunting, shooting and golf.

A CHARMING OLD-FASHIONED RESIDENCE, with all modern conveniences; lounge hall, three large reception rooms, ten bedrooms, bathrooms, usual domestic offices, with maids' sitting room. CO.'S LIGHTING and WATER. CENTRAL HEATING. Excellent stabling accommodation, garage, and small farmery.

THE LOVELY OLD GROUNDS are unusually charming and well shaded by beautiful old trees; tennis and other lawns, rose garden, large well-stocked kitchen garden and paddock; extending in all to about

SIX-AND-A-HALF ACRES.

(Further land up to 50 acres available.)

PRICE, FREEHOLD, £5,500.

Personally inspected and strongly recommended by F. L. MERCER & Co.

SURREY (ADJOINING FAMOUS GOLF LINKS)

'MIDST LOVELY COUNTRY YET ONLY

35 MINUTES FROM TOWN.

A BEAUTIFUL MODERN COUNTRY RESIDENCE of character and distinction, occupying a charming situation on the crest of a hill, commanding lovely extensive views.

Oak-panelled lounge hall,	Winter garden,
Three handsome reception rooms,	Three bathrooms,
Full-sized billiard room,	Twelve bedrooms,
	Servants' hall.

CENTRAL HEATING. MAIN ELECTRIC LIGHT.

COMPANY'S WATER.

MAIN DRAINAGE. TELEPHONE.

Stabling, garage, two entrance lodges; fascinating pleasure grounds, lawns, yew hedges, Dutch garden, lily pond, crazy paths, range of glasshouses.

FIVE-AND-A-HALF ACRES.

FOR SALE, FREEHOLD, AT A TEMPTING PRICE.

DORSET

EASY REACH OF SHERBORNE AND COAST.

One mile of station.

DIGNIFIED GEORGIAN RESIDENCE of moderate size, containing three reception rooms, billiard room, eight bedrooms, bathroom.

CO.'S WATER.

MAIN DRAINAGE.

STABLING, GARAGE.

PRETTY GARDENS, ORCHARD AND PADDOCK.

FOUR ACRES.

FREEHOLD, £2,250. BARGAIN.

Highly recommended from inspection by the Agents, F. L. MERCER & Co., as above.

A REALLY NICE PLACE

IN SURREY

Walking distance golf links. Half-a-mile station.

EASY DAILY REACH LONDON.

CHARMING MODERN RESIDENCE,

in perfect repair and with all conveniences; three reception rooms, seven good bedrooms, dressing room, bathroom, good offices, servants' hall.

ELECTRIC LIGHT. GAS.
MAIN WATER AND DRAINAGE.

DELIGHTFUL OLD GARDENS, quite a feature, about

ONE ACRE.

FREEHOLD, £2,750.

Just inspected, very strongly recommended.

ROBINSON, WILLIAMS & BURNANDS

89, MOUNT STREET, GROSVENOR SQUARE, W.1.

Telephones: GROSVENOR 2430 and 2431. Telegrams: "THROSIXO, LONDON."

SURREY HIGHLANDS. FAVOURED SPOT

STONE-BUILT GEORGIAN RESIDENCE.

Though not distinctly picturesque, yet attractive and in perfect order.

EVERY CONVENIENCE AND COMFORT.

WELL-TIMBERED AND SECLUDED GROUNDS OF NINE ACRES

with drive approach.

ACCOMMODATION, ON TWO FLOORS: Seven bedrooms, two bathrooms, large lounge, dining room with open fireplace, drawing room (30ft. by 16ft.), smoke room; stabling, garage with rooms over; Bungalow of five rooms.

INDEPENDENT HOT WATER. ELECTRIC LIGHT. CO.'S WATER. TELEPHONE.

GOLF TWO MINUTES' WALK.

THE GROUNDS are very pretty yet inexpensive to maintain; good kitchen garden, grass orchard; TENNIS LAWN, woodland and paddock.

RECOMMENDED BY ROBINSON, WILLIAMS & BURNANDS, 89, MOUNT STREET, W. 1. (5830.)

HANKINSON & SON

ESTATE AGENTS, BOURNEMOUTH.

SOUTH DORSET.

Four-and-a-half miles from Dorchester.

Only four miles from the sea at Osmington and six miles from Weymouth.

HUNTING WITH THE SOUTH DORSET; trout stream, rough shooting. RESIDENCE of Jacobean character, well-furnished, and containing lounge hall, four reception, twelve bed and dressing rooms, bathrooms, good domestic quarters; garages, stabling for four, cottages, etc.; petrol gas lighting and pump; picturesque gardens, grounds, paddocks and woodland. TO BE LET, FURNISHED, for one, two or three years at the low rent of 12 guineas per week; or WOULD BE SOLD with the surrounding Dairy Farm; in all 183 ACRES. £18,000, FREEHOLD.

MESSRS. BUCKLAND & SONS

4, BLOOMSBURY SQUARE, LONDON, W.C. 1,
and at WINDSOR and SLOUGH.
LAND AGENTS, SURVEYORS, and AUCTIONEERS.
Telephone, Museum 472.

BUCKS (Farnham Common, within easy reach of Stoke Poges and Burnham Beeches Golf Course, four miles from Slough Station).—Old-fashioned COUNTRY HOUSE, containing lounge hall, two reception rooms, billiard room, seven bed and dressing rooms, bathroom; electric light, Co.'s water, telephone; garage for two cars, with rooms over; attractive matured grounds of about one acre, tennis lawn and kitchen garden.
PRICE £4,000. (Folio 2345.)

FARNHAM ROYAL (with service of 'buses to Slough Station, whence Paddington can be reached in 25 minutes).—Well-built modern RESIDENCE, facing south, occupying a high situation, containing sitting hall, two reception rooms, four bedrooms, bathroom, and usual offices; electric light and Co.'s water, telephone; garage; grounds of about four acres.
PRICE £5,000. (Folio 2346.)

IVER HEATH.—Charming detached RESIDENCE, containing lounge hall, three reception rooms, seven bed and dressing rooms, bathroom; gardener's cottage; pleasure garden with tennis lawn, orchard, meadow and paddock; in all about 20 ACRES.
PRICE £5,000,
or House with five acres, £4,000.
For further particulars apply as above. (Folio 365.)

MESSRS. CRONK

ESTATE AGENTS AND SURVEYORS,
KENT HOUSE, 1B, KING STREET, ST. JAMES'S, S.W. 1, and SEVENOAKS, KENT.
Established 1845. Telephones, 1195 Regent; 4 Sevenoaks.

SEVENOAKS.—The subject of an article in *The Ideal Home*; overlooking Knole Park, with its golf links. A "Baillie Scott" picturesque Freehold RESIDENCE; eight bed and dressing, bath, four reception and billiard rooms; three acres of grounds; garage for two; electric light.—Particulars of Messrs. CRONK, as above. (8484).

TO BE LET, UNFURNISHED.

ON THE SOUTH DOWNS (between Brighton and Eastbourne).—A really delightful MODERN RESIDENCE, having three reception, bath, seven bed, good offices; extensive buildings, including GARAGE, ELECTRIC LIGHT; very beautiful gardens, including TENNIS LAWN; in all over FIVE ACRES. RENT, £120 PER ANNUM. Small premium required for lease; furniture and stock at valuation. Very suitable for market garden or a school of gardening; good markets available.—Full particulars of Sole Agents, BERRYMAN & GILKES, 2, Hans Road, S.W. 3. Kens. 8300.

KENYA COLONY.—FARM in the Highlands, 4,400 acres, nine miles from Nakuru Station, altitude 6,500ft., average rainfall 50in. To be SOLD as a going concern or divided into three or four Lots; 300 acres at present under cultivation and 1,000 acres could be developed without any clearing; maize, coffee and lemons have been proved and ten bags of maize per acre could be guaranteed. The Farm has wooden house (six rooms), also stone dairy, large garden, maize shed, wired-in paddocks, cattle dip; well watered by two permanent rivers besides large dams, well wooded. Moderate Price.—Apply "N. H. H.," c/o HEPBURN & SON, LTD., 7, Pancras Lane, London, E.C.

BOURNEMOUTH:
JOHN FOX, F.A.I.
ERNEST FOX, F.S.I., F.A.I.
WILLIAM FOX, F.S.I., F.A.I.

FOX & SONS

LAND AGENTS, BOURNEMOUTH.

SOUTHAMPTON:
ANTHONY B. FOX, P.A.S.I.
Telegrams:
"Homefinder," Bournemouth.

HAMPSHIRE. AT LOW REDUCED PRICE, £7,500, FREEHOLD, OR NEAR OFFER.

On the Western Edge of the New Forest.

THIS CHARMING RESIDENTIAL PROPERTY, commanding extensive views over a vast stretch of fine undulating country; eleven bedrooms, two dressing rooms, two bathrooms, five reception rooms, domestic offices.

ELECTRIC LIGHTING,
CENTRAL HEATING,
ABUNDANT WATER SUPPLY.

Farmery, beautiful gardens and grounds; stabling, garage, two small holdings, two cottages; in all about

35 ACRES.

Vacant possession of the Residence, outbuildings, grounds, and two cottages, will be given on completion of the purchase.
FOX & SONS, Land Agents, Bournemouth.

DORSETSHIRE.

AN IMPORTANT RESIDENTIAL PROPERTY. Fine undulating, well-timbered park. Thoroughly modernised Country Residence, containing twelve bedrooms, bathroom, four reception rooms, complete domestic offices; stabling, garage, two cottages; petrol gas lighting, modern drainage, abundant water supply. Old-established gardens and grounds, with series of lawned and gravelled terraces, tennis lawn, flower and kitchen gardens; excellent dairy farm; the whole comprising about

183 ACRES.
PRICE £18,000, FREEHOLD.

Full particulars of FOX & SONS, Land Agents, Bournemouth.

UNSOLD AT AUCTION.

SOMERSET.

About one mile from Castle Cary Station on the G.W. Ry. main line.

CHARMING FREEHOLD TUDOR RESIDENCE, "SOUTH COTTAGE," standing on a hill about 300ft. above sea level and containing all modern comforts; eight bedrooms, dressing room, two bathrooms, three reception rooms, lounge hall, offices; electric lighting, Company's water, central heating; garage, stabling, outbuildings.

MATURED GARDENS and GROUNDS, excellent pasture orcharding; the whole covering an area of about

THREE-AND-A-HALF ACRES.
PRICE £3,000, FREEHOLD.

FOX & SONS, Land Agents, Bournemouth.

A PERFECTLY UP-TO-DATE RESIDENCE.

DORSET.

THE RESIDENCE is situated in a good residential part of Dorchester and has every comfort and convenience.

Eight bedrooms, two bathrooms, three reception rooms, billiard room, excellent domestic offices.

CENTRAL HEATING.

COMPANY'S ELECTRIC LIGHT.
GAS AND WATER.

GOOD GOLF AND HUNTING DISTRICT.

THE GARDENS are tastefully arranged and include tennis court, flower and kitchen gardens; in all about

ONE ACRE.

PRICE £3,700, FREEHOLD.

WITH VACANT POSSESSION.

FOX & SONS, Land Agents, Bournemouth.

UNSOLD AT AUCTION.

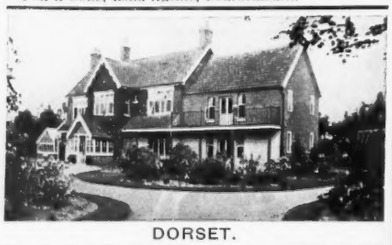
NEAR LYMINGTON, HANTS.

THE VERY COMFORTABLE FREEHOLD COUNTRY RESIDENCE, "THE VILLINO," in the pretty village of Everton, containing six bedrooms, dressing room, boudoir, bathroom, three reception rooms, servants' hall, domestic offices; Company's water, perfect drainage; telephone, wired for electric light; garage, outhouses, entrance lodge.

MATURED PLEASURE and KITCHEN GARDENS, orchard, two paddocks; the whole covers an area of nearly

THREE-AND-A-HALF ACRES.
PRICE £3,200, FREEHOLD.

FOX & SONS, Land Agents, Bournemouth.



DORSET.

Six miles from Bournemouth; quite close to eighteen-hole golf course.

TO BE SOLD, this delightful modern Freehold COUNTRY RESIDENCE, lying well back from the main road in its own matured grounds. Eight bedrooms, bathroom, three reception rooms, lounge hall, excellent offices; Company's gas and water, telephone, modern drainage, garage, outbuildings. The gardens surrounding the house are nicely laid out with a variety of matured trees and shrubs, and include tennis lawn, croquet lawn, rock garden with lily pond, kitchen garden; the whole embracing an area of about

TWO ACRES. PRICE £3,700, FREEHOLD.

FOX & SONS, Land Agents, Bournemouth.

SURREY.

In the favourite Sunningdale district; one mile from station and golf links.

FOR SALE.

THIS EXCEPTIONALLY ATTRACTIVE FREEHOLD RESIDENTIAL PROPERTY, well fitted with all modern conveniences and in perfect order throughout.

Fourteen bed and dressing rooms, three bathrooms, four reception rooms, kitchen, and complete domestic offices.

ELECTRIC LIGHT, COMPANY'S WATER, CENTRAL HEATING,

TELEPHONE.

Large garage, cottage.

DELIGHTFUL GARDENS and GROUNDS, including kitchen garden, tennis lawns, herbaceous borders, grassland, etc.; the whole comprising about

ELEVEN ACRES.

PRICE £11,000 (or near offer), FREEHOLD.

FOX & SONS, Land Agents, Bournemouth.

SOUTH HAMPSHIRE. A PERFECTLY-APPOINTED RESIDENCE.

THOROUGHLY UP-TO-DATE AND IN EXCELLENT REPAIR.

TO BE SOLD, delightful MARINE RESIDENCE, replete with every modern convenience and commanding extensive sea and coastal views.

Thirteen bed and dressing rooms, three bathrooms, four reception rooms, complete domestic offices.

ELECTRIC LIGHT, CENTRAL HEATING, COMPANY'S GAS AND WATER.

Garage, gardener's cottage.

BEAUTIFUL GARDENS and GROUNDS; the whole extending to about

NINE ACRES.

PRICE £12,000, FREEHOLD (or near offer).

Full particulars of FOX & SONS, Land Agents, Bournemouth.

DORSET.

NEAR LULWORTH COVE.

TO BE SOLD, the above comfortable GEORGIAN RESIDENCE, situated in a choice position overlooking the hills and containing nine bedrooms, two bathrooms, three reception rooms, complete and roomy offices; petrol gas, central heating; garage for three cars, two cottages; delightful old gardens, including tennis lawn, sunk rose garden, orchard, kitchen garden, etc.; the whole comprising an area of about TWO-AND-A-HALF ACRES.

PRICE £5,000.

FOX & SONS, Land Agents, Bournemouth.

FOX & SONS, BOURNEMOUTH (SEVEN OFFICES); AND SOUTHAMPTON.

Telephone: Grosvenor 1671.
Estate Agents and Surveyors.

DIBBLIN & SMITH

(T. H. & J. A. STORY.)

106, MOUNT STREET, LONDON, W. 1.

GUILDFORD.

ELIZABETHAN-STYLE HOUSE, in a secluded position.

Lounge, Four reception, | Ten bedrooms, Two bathrooms.

ELECTRIC LIGHT. CENTRAL HEATING.
Co.'s gas and water. Telephone.

FIVE ACRES. ABSOLUTE PRIVACY.

FOR SALE, FREEHOLD.

5,900 GUINEAS.

Apply DIBBLIN & SMITH, as above.

LONDON-MANCHESTER MAIN LINE.

MAGNIFICENT OLD HALL, in a perfect situation.

Four reception, Billiard room, | Sixteen bedrooms, Six bathrooms.
Unequalled fittings throughout.

CENTRAL HEATING. TELEPHONE.
CO.'S LIGHTING AND WATER.
Secondary house, lodge; two cottages, stabling, garages.
HUNTING. GOLF. SHOOTING.

50 ACRES. FREEHOLD.

Apply DIBBLIN & SMITH, as above.

HAMPSHIRE.

UNDULATING COUNTRY COMPLETELY UNSPOILT.

Three reception, Billiard room, | Ten bedrooms, Three bathrooms.

ELECTRIC LIGHT. CENTRAL HEATING.
Two cottages and garage.
Hunting. Shooting. Golf.

OVER TEN ACRES.

More land if required.

FREEHOLD. £4,000.

Further information from DIBBLIN & SMITH, as above.

BERKSHIRE.

FINE OLD GEORGIAN HOUSE, convenient for Town, yet in beautiful country.

Three reception, Billiard room, | Twelve bedrooms, Two bathrooms.

ELECTRIC LIGHT. CO.'S WATER.
Stabling and garages.

FARMERY. FOUR COTTAGES.

60 ACRES. FREEHOLD.

Further particulars from DIBBLIN & SMITH, as above.

SUSSEX.

GENTLEMAN'S PLEASURE FARM.

Three reception, Six bedrooms, | Two bathrooms, Good offices.

Old oak beams, open fireplaces.

ELECTRIC LIGHT. CENTRAL HEATING.
Co.'s water.
Farmbuildings, bailiff's house, and

77 ACRES. FREEHOLD, £7,500,

OR WOULD BE SOLD WITH LESS LAND.

Owner's Agents, DIBBLIN & SMITH, as above.

KENT.

COMPACT AND WELL-BUILT HOUSE.

Three reception, Billiard room, | Eight bedrooms, Two bathrooms.

Oak panelling, parquet flooring, etc.

ELECTRIC LIGHT. CO.'S WATER.

Large garage with two rooms over; well-stocked garden, double tennis court.

FISHING. GOLF.

£3,950 FREEHOLD.

Apply DIBBLIN & SMITH, as above.

ESTATE OFFICES, RUGBY.
182, HIGH STREET, OXFORD.

JAMES STYLES & WHITLOCK

LONDON. RUGBY, OXFORD AND BIRMINGHAM.

44, ST. JAMES' PLACE, LONDON, S.W. 1.
18, BENNETT'S HILL, BIRMINGHAM.

IN A FAVOURITE DISTRICT.
UNDER ONE HOUR FROM TOWN.

FOR SALE, a very charming small ESTATE, with modern Residence, fitted throughout with all modern requirements, and containing three reception rooms, six good bedrooms, dressing rooms, bathroom and usual domestic offices. ELECTRIC LIGHT, CENTRAL HEATING, COMPANY'S WATER. Small well-laid-out grounds.

Extensive range of farmbuildings on up-to-date principles and fitted throughout with electric light. TWO FARMHOUSES, TWO COTTAGES. The land consists of mostly sound well-matured grassland, with some excellent woodland, affording particularly good shooting. Total area about

380 ACRES.
(WOULD BE DIVIDED.)

Further particulars of Messrs. JAMES STYLES and WHITLOCK, 44, St. James' Place, London, S.W. 1. (L 3391.)

SOUTHERN MIDLANDS.

A MOST ATTRACTIVE SMALL RESIDENTIAL PROPERTY, comprising a stone-built Residence, 350ft. above sea level, containing three reception rooms, twelve bed and dressing rooms, two bathrooms, and good offices; electric light; stabling for five; pretty old grounds, with tennis lawns, kitchen garden and paddock; in all about

NINE ACRES.
PRICE, FREEHOLD, £4,500.

Details of JAMES STYLES & WHITLOCK, 44, St. James' Place, London, S.W. 1; Estate Offices, Rugby and Oxford. (L 3300.)

By direction of the Executors of the late Major Clerk.
In the centre of the
WARWICKSHIRE HUNT.
Three miles from Ettington Station, four miles from Stratford-on-Avon and six miles from Warwick.

"THE GRANGE," WELLESBOURNE.

AN ATTRACTIVE RESIDENCE or HUNTING BOX, substantially erected of red brick, and containing hall, four reception rooms, seven principal bed and dressing rooms, nursery, bathroom, four servants' bedrooms and convenient domestic offices. STABLING FOR SEVEN HORSES, TWO GARAGES.

MATURED GARDENS AND GROUNDS, nicely disposed and studded with forest and ornamental trees, fine tennis lawn, walled gardens, etc., the whole extending to about

TWO-AND-A-QUARTER ACRES.

To be offered for SALE by AUCTION, at the Bath Hotel, Leamington, on Wednesday, December 3rd, 1924 (unless previously disposed of).

Particulars of Messrs. WARRENS, solicitors, 5, Bedford Square, London, W.C.; or of the Auctioneers, JAMES STYLES & WHITLOCK, Estate Offices, Rugby.

SMALL FARM FOR GENTLEMAN'S OCCUPATION.

GENUINE TUDOR BLACK AND WHITE HOUSE, with modern conveniences, including indoor sanitation; three reception rooms, five bedrooms and bathroom (three more bedrooms easily arranged).

The House is full of old oak, and possesses historic interest. Over 40 ACRES RICH PASTURE, with some fruit. Favourite part of Kent, near main line.

PRICE £2,800.

JAMES STYLES & WHITLOCK, 44, St. James' Place, London, S.W. 1. (L 3437.)

ONE OF THE MOST FAVOURITE PARTS OF
DORSET.
IN THE BLACKMORE VALE COUNTRY,

A VERY ATTRACTIVE RESIDENCE, delightfully situated, and containing four reception rooms, eleven bed and dressing rooms, two well-fitted bathrooms, and very conveniently planned domestic offices.

EXCELLENT STABLING FOR ELEVEN.
GARAGE FOR THREE CARS.

Small well-laid-out grounds and pastureland, the whole comprising about

FIVE ACRES.
PRICE £6,500.

Further particulars of JAMES STYLES & WHITLOCK, 44, St. James' Place, London, S.W. 1; Oxford and Rugby. (L 3190.)

BUCKS AND NORTHANTS BORDER DISTRICT.

A HIGHLY ATTRACTIVE SMALL RESIDENTIAL AND AGRICULTURAL ESTATE, including a most comfortable Georgian House, beautifully situated on high ground, with extensive views, and containing four reception rooms, some fifteen bedrooms and three bathrooms.

The Estate comprises some particularly good grassland of feeding quality, and is very well equipped with ample FARMBUILDINGS in first-rate order, BAILIFF'S HOUSE, COTTAGES, etc.

Excellent situation for hunting, and the Property provides very fair shooting.

Details and photo with JAMES STYLES & WHITLOCK, 44, St. James' Place, London, S.W. 1; Rugby and Oxford, who have inspected. (L 3540.)

JAMES STYLES & WHITLOCK, 44, ST. JAMES' PLACE, LONDON, S.W. 1; RUGBY AND OXFORD.

3, MOUNT STREET, LONDON, W.1.

RALPH PAY & TAYLOR

Telephones: Grosvenor 1032 & 1033.

OXON

WITHIN A MILE OF FAMOUS KENNELS.

A PERFECT GEM, upon which many thousands have just been expended. The RESIDENCE is easily run and sumptuously appointed, the whole forming an ideal little Hunting Box; *oak-panelled and beamed lounge hall, etc., nine bed and dressing rooms, some en suite, three fitted bathrooms; electric light, 'phone, perfect sanitation and water supply;* fine stabling, heated garage, two excellent cottages; beautiful gardens with VALLEY HARD COURT, etc., lovely old specimen trees.

ONE HOUR OF TOWN. 25 ACRES.

MODERATE PRICE FOR FREEHOLD.

Inspected and highly recommended by the Sole Agents, RALPH PAY & TAYLOR, 3, Mount Street, W. 1, from whom a series of photos can be obtained.

Delightful Small Holding in the

SOUTH OF FRANCE

NEAR PAU B.P.,

TO BE SOLD.

It comprises a LOUIS XVI. FARMHOUSE with 40 ACRES, on southern slope.

Containing hall, two sitting rooms, seven bedrooms and two bathrooms. Cottage, stabling and ample buildings, including cowhouse for 20.

The Property includes vineyards, making over 1,000 litres of red wine.

IDEAL CHICKEN FARM, ETC.

Lovely views of the Pyrenees and ideal climate. Shooting and hunting.

PRICE £3,000, TO INCLUDE FARM MACHINERY, IMPLEMENTS, etc., and TWO WORKING COWS.

Full particulars of the Owner's Agents, Messrs. RALPH PAY & TAYLOR, as above. (Folio 6561.)

£7,000

(OR OFFFER).

A GENTLEMAN'S SMALL COUNTRY SEAT on the Borders of

SUFFOLK AND NORFOLK

About two-and-a-half hours by rail from London.

GEORGIAN RESIDENCE IN PARK.

Twelve bed and dressing rooms, two bathrooms; electric light, central heating, telephone; stabling, farmery, lodge, two cottages.

DELIGHTFUL GROUNDS, walled kitchen gardens and woodlands; in all nearly

40 ACRES.

Agents, RALPH PAY & TAYLOR, as above. (6642.)

DERBYSHIRE

BETWEEN DERBY AND MATLOCK.

£2,250 OR OFFER.

SMALL FAMILY RESIDENCE occupying a superb situation, facing south with fine open views.

Entrance hall, two reception, billiard, eight bed and bath; electric light, Co.'s water, central heating and garage.

Gardens of about three-quarters of an acre. Further land of two-and-a-half acres available.

Personally inspected by the Sole Agents, RALPH PAY and TAYLOR, as above.

NORTH WALES

NEAR BETTWS-Y-COED.

affording

SALMON, SEWIN AND TROUT FISHING.

A most compact small Estate situate amidst a galaxy of superb mountain, lake and woodland scenery.

ABOUT 500 ACRES.

Seven bed, bath, hall and three reception; garage, stabling, lodge, home farm and three cottages.

Greatly reduced terms for quick sale.

Sole Agents, RALPH PAY & TAYLOR, as above.

FOR SALE AT A NOMINAL FIGURE.

TEN MILES FROM CHARING CROSS.

Replica of

XIVth CENTURY RESIDENCE

400ft. above sea, facing south, and commanding extensive views.

Lounge hall, suite of reception and billiard rooms, thirteen bed and dressing rooms and three bathrooms; electric light and central heating. Garage, stabling and lodge.

PICTURESQUE GROUNDS and park-like meadowland about 21½ ACRES in all.

Full particulars of the Agents, Mr. W. GAMBLING, Estate Office, Great Yarmouth; or Messrs.

RALPH PAY & TAYLOR, as above. (Folio 1875.)

RALPH PAY & TAYLOR, 3, MOUNT STREET, GROSVENOR SQUARE, W.1.

WHATLEY, HILL & CO.

WEST SUSSEX

SEVEN MILES FROM GOODWOOD, FIVE FROM PETWORTH, SEVEN FROM ARUNDEL. IN THE MIDST OF THE DOWNS AND THE MOST BEAUTIFUL SCENERY IN THE COUNTY.

THE BIGNOR PARK ESTATE

EXTENDING TO AN AREA OF 1,261 ACRES.

THE MANSION OCCUPIES A BEAUTIFUL POSITION IN THE CENTRE OF THE ESTATE, AND COMMANDS GLORIOUS VIEWS ACROSS THE VALLEY TO THE SOUTH DOWN HILLS. It is conveniently arranged, not expensive to maintain, and believed to be in sound order. The drawing room, dining room, library, small morning room, and principal bedrooms, are on the south side, with full benefit of the wonderful views. The total accommodation is 24 bed and dressing rooms, three bathrooms, hall, and five reception rooms, complete offices; electric light, central heating, water supply by rams. The gardens are particularly attractive and typical of an old English country home. They are inexpensive to maintain, and include walled flower garden, rockery and water garden, tennis courts, lawns and walks in the woods, where there are many valuable specimen trees and shrubs. Stables, garages, grooms' and chauffeur's quarters, eight cottages, home farm, and small residence. The Estate comprises a large area of woodlands, and provides good pheasant shooting. Hunting with Lord Leconfield's and the Cowdray Foxhounds.

THIS WELL-KNOWN ESTATE will be offered for SALE by AUCTION, on Friday, December 12th, 1924, the Mansion and 1,000 acres being the principal Lot, and the balance of the Estate of approximately 261 acres of outlying land, with three small Residences, being divided into several Lots.

Messrs. CARLETON-HOLMES, FELL & WADE, Solicitors, 12, Bedford Row, W.C. 1.

Messrs. WHATLEY, HILL & CO., Auctioneers, 24, Ryder Street, St. James's, S.W. 1.

Messrs. NEWLAND TOMPKINS & TAYLOR, Auctioneers, Pulborough and Petworth, Sussex.

STUART HEPBURN & CO.

Telephone: Kensington 9320 (4 lines).

Telegrams: "Appraisal, Knights, London."

39-41, BROMPTON ROAD, KNIGHTSBRIDGE, S.W. 3

ESTATE AGENTS, SURVEYORS AND VALUERS.

SEVENOAKS (near).—Genuine OLD-FASHIONED RESIDENCE OF CHARACTER; three reception, seven bedrooms, two bathrooms, etc. WEALTH OAK BEAMS AND PANELLING. CONSTANT HOT WATER. ELECTRIC LIGHT, WATER. COTTAGE AND GARAGE. Old-world garden; about

FOUR ACRES.

PRICE, FREEHOLD, £4,500.

SUSSEX (near Worthing).—A GENTLEMAN'S COUNTRY COTTAGE, XVIITH CENTURY, with EXPOSED OAK BEAMS, open fireplaces, etc.; lounge-sitting hall, dining room, kitchen, offices, three bedrooms, bathroom, etc. CONSTANT HOT WATER. CO.'S WATER AND GAS, TELEPHONE. SANDY SOIL. Old Dutch garden, flower borders, etc. GOLF. EXCEPTIONAL OPPORTUNITY AT LOW PRICE.

STONEHILL FARM, HORSHAM ROAD (between Lewes and Eastbourne).—To BE OFFERED BY PUBLIC AUCTION (unless previously Sold by Private Treaty), at the WHITE HART Hotel, Lewes, on MONDAY, DECEMBER 8TH next, comprising a GENTLEMAN'S MODERATE-SIZED RESIDENCE; garage, COTTAGE, farmery, etc.; together with pastureland of about 43 ACRES.—Particulars and conditions of Sale may be obtained from the Solicitors, Messrs. PETCH and Co., 42, Bedford Row, W.C.; Messrs. GRAVES & SON, of Brighton; or the above-named.

MESSRS. ALEX. HALL & CO.

ESTATE AND LAND AGENTS,
'Phone 688. 32, HIGH STREET, WATFORD.
SPECIALISTS IN PROPERTIES IN HERTS, BUCKS and MIDDLESEX.

ONLY ONE HOUR 40 MINUTES S.W. OF TOWN.

TO BE SOLD, a delightful RESIDENTIAL ESTATE of 230 acres, and genuine Tudor Residence; seventeen bed and dressing rooms, three bath; cottages, lake, etc.; excellent shooting. Photos, etc. £20,000.

WADDON CHASE (centre of hunt).—To be LET, Furnished, excellent HOUSE in 30-acre park; eleven bed and dressing rooms, three bath; ample stabling; electric light. Moderate rent.

BEACONSFIELD.—To be SOLD, a charming RESIDENCE, in two acres grounds; seven bedrooms, bath, three reception; garage, etc. Inspected.

BOXMOOR.—To be SOLD, attractive, artistic RESIDENCE, in four acres; nine bed and dressing rooms, three bath; cottage, stabling, garage; electric light, central heating. Inspected.

MIDDLESEX HEIGHTS.—To be SOLD, a charming HOUSE, in eighteen acres; wonderful views; fifteen bedrooms, four bath, six reception; cottages, stabling, garage, etc. Inspected.

HARRIE STACEY & SON

ESTATE AGENTS. AUCTIONEERS.

REDHILL, REIGATE, AND WALTON HEATH, SURREY 'Phone: Redhill 31.

REIGATE

In a beautiful position on a southern slope with glorious views, near common; station under ten minutes' walk.

THIS EXCEPTIONALLY WELL-DESIGNED AND SUBSTANTIAL stone-built modern COUNTRY RESIDENCE, on TWO FLOORS, perfectly equipped with

ELECTRIC LIGHT, CENTRAL HEATING, POLISHED FLOORS.

Ten bedrooms, two bathrooms, galleried hall, two reception, and imposing music or billiard room.

LODGE ENTRANCE.
AMPLE GARAGE.
BEAUTIFUL GROUNDS OF

FIVE ACRES.

Apply as above.

ROGERS, CHAPMAN & THOMAS

AUCTIONEERS, ESTATE, AND LAND AGENTS,
37, BRUTON STREET, W. 1. 'Phone: May. 2454 (2 lines.)
Also Westminster, Kensington, and Westgate-on-Sea, Kent.

£70 PER ANNUM. BERKS.—An attractive RESIDENCE, containing five bedrooms, two bathrooms, two reception rooms; garage and small garden; moderate premium for the nineteen years' lease.

£145 PER ANNUM. 40 MINUTES FROM WATERLOO.—Detached HOUSE, close to station. The accommodation, on two floors only, comprises eight bedrooms, bathroom, four reception rooms; stabling and garage with rooms over; electric light. Three-and-a-half acres. Moderate premium for 21 years' lease.

£160 PER ANNUM. SUSSEX.—A delightful XVth-century black-and-white COTTAGE, together with about 65 ACRES. Four bedrooms, bathroom, two reception rooms; garage and other farmbuildings. Premium for dead and live stock and tenant right. Lease six years or Freehold can be purchased.

NO PREMIUM.

£250 PER ANNUM. SURREY (20 miles from London).—A most attractive GEORGIAN HOUSE, containing eight bedrooms, two bathrooms, three reception rooms; central heating, electric light; garage. old-world garden of ONE-AND-A-HALF ACRES.

JOHN BRAY & SONS

5, DEVONSHIRE PLACE, BEXHILL-ON-SEA,
And at ST. LEONARDS-ON-SEA.

NEAR COODEN.
WITH FIVE ACRES.
GEORGIAN FARMHOUSE AT REDUCED PRICE.

REALLY ATTRACTIVE RESIDENCE, in excellent order; south aspect, sea views; Cooden links one mile; three reception, five bed and bath; main water; off main road. Recommended.

PRICE & CRYER

AUCTIONEERS AND LAND AGENTS,
3, BROAD STREET STATION, LONDON, E.C. 2.

MODERN RIVERSIDE RESIDENCE,
Near station, shops, post office, church.

A BEAUTIFUL PART OF THE THAMES VALLEY.—The accommodation comprises, entrance hall and cloakroom, two reception, seven bedrooms, tiled bathroom (h. and c.), kitchen, tiled scullery, and offices (ground floor rooms have wood block floors).
Company's water, gas, electric light, telephone, main drainage.
Good garden. Frontage 179ft. Space for garage.
GOOD BOATING AND FISHING. GOLF.

FREEHOLD, £1,850 (OR NEAR OFFER).

HUNTINGDON.
Close to station and open country.

ATTRACTIVE DETACHED RESIDENCE, partly ivy clad, built 1863, redecorated eleven months ago.
The accommodation: Three reception (25ft. by 18ft., 20ft. by 20ft. and 15ft. by 15ft.), six bedrooms (largest 25ft. by 18ft.), attic, two bathrooms, kitchen, and offices.
Company's water. Gas. Telephone.
Garage, stabling for four; walled-in garden, tennis court, some fine old trees. Boating and hunting.

FREEHOLD, £2,000 (OR OFFER).

SOUTH SHROPSHIRE.

COUNTRY HOUSE, of moderate size, exceedingly well situated in the Severn Valley, with 12 to 20 acres of grassland, for SALE by Private Treaty; four reception rooms, thirteen bed and dressing rooms, ample good offices and buildings; good garden and orchard, and a

GARDENER'S COTTAGE.

VACANT POSSESSION. PRICE £3,500.

For further particulars apply to Messrs. BURD & EVANS, School Gardens, Shrewsbury.

OVER A MILE OF GOOD EXCLUSIVE FISHING.

£1,250 SECURES ALFORD HOUSE, SOMERSETSHIRE

two miles Castle Cary main line station, with express service to London, being a most attractive FREEHOLD RESIDENCE, occupying a delightful position in the centre of a beautifully-timbered park, intersected and bounded by the Rivers Alham and Brue, and well sheltered from the north by a plantation of finely-grown forest trees.

Seven principal bed and dressing rooms, nine secondary bedrooms, boxroom, three bathrooms, four reception rooms, excellent offices.

ELECTRIC LIGHTING.
Abundant water supply.
Central heating. Perfect sanitation.
STABLING. GARAGES.
Outbuildings.

The beautiful pleasure gardens and grounds include walled kitchen garden, Italian garden, two grass tennis courts, asphalt tennis court, terraced walk, parterre beds and herbaceous borders, and a park of over 30 acres.

FISHING, HUNTING, SHOOTING OVER 150 ACRES.
PRICE, WITH 37 ACRES, £5,250,
INCLUDING THE VALUABLE TIMBER. MORE LAND AVAILABLE AT £40 AN ACRE.
£4,000 may remain on mortgage at 5½ per cent., if desired. VACANT POSSESSION.
A. S. KNIGHT, Auctioneer, Langport, Somerset.

Telephone: 145 Newbury.

THAKE & PAGINTON

Telegrams: "Thake & Paginton, Newbury."

LAND AND ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS AND AUCTIONEERS

28, BARTHOLOMEW STREET, NEWBURY

NORTH WILTSHIRE

A PICTURESQUE AND COMFORTABLE HOUSE.

THREE RECEPTION ROOMS, LOUNGE HALL, TWELVE BED AND DRESSING ROOMS, THREE BATHROOMS.

EXCELLENT STABLING. TWO COTTAGES. FARMHOUSE AND FARMERY. CENTRAL HEATING.

ELECTRIC LIGHT. WATER LAID ON.

TWO TENNIS COURTS, PARKLAND, ETC. 30 ACRES IN ALL.

PRICE £7,500

FOR THE ENTIRE PROPERTY (WOULD BE DIVIDED). (1767.)

ON HIGH GROUND

NEAR NEWBURY

A DELIGHTFUL COUNTRY RESIDENCE.

Occupying situation 500FT. UP and well known for its health-giving air.

HALL, TWO RECEPTION ROOMS, CLOAKROOM, SIX BED AND DRESSING ROOMS, BATHROOM, OFFICES.

CENTRAL HEATING.

GARAGE AND OUTBUILDINGS. EXCELLENT BUNGALOW.

CHARMING GARDENS, heath garden, and woodland; in all about

FOUR-AND-A-HALF ACRES. £3,600. (1544.)

BERKSHIRE

OLD-FASHIONED COUNTRY HOUSE.

ON HIGH GROUND IN WELL-TIMBERED SURROUNDINGS.

LONG WINDING DRIVE AND PICTURESQUE LODGE.

THIRTEEN BED AND DRESSING ROOMS, BATHROOM, FIVE RECEPTION ROOMS.

STABLING. GARAGE. FARMERY. TWO OTHER LODGES.

COMPANY'S WATER. CENTRAL HEATING.

BEAUTIFUL GROUNDS

WITH WOODLAND WALKS, RICH MEADOWLAND; in all nearly

70 ACRES. PRICE £6,900. (2415.)

GLORIOUS DEVON

AN EXCEPTIONALLY ATTRACTIVE AND PICTURESQUE PROPERTY. BEAUTIFUL VIEWS.

LOUNGE HALL, THREE LARGE RECEPTION ROOMS, BATHROOM, EIGHT BED AND DRESSING ROOMS.

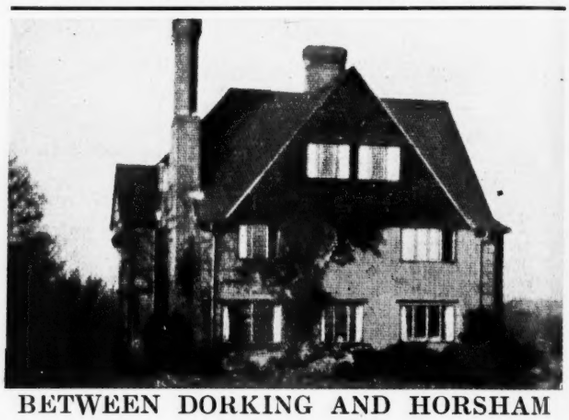
GARAGE, FARMERY AND FOUR COTTAGES.

CENTRAL HEATING. ELECTRIC LIGHT. TELEPHONE.

SPLENDID GROUNDS AND PASTURELAND; in all about

24 ACRES.

A PROPERTY WHICH MUST BE SEEN TO BE APPRECIATED. (2509.)



BETWEEN DORKING AND HORSHAM

AN ATTRACTIVE RESIDENCE.

DELIGHTFULLY SITUATE, COMMANDING FINE VIEWS.

LOUNGE HALL, THREE RECEPTION ROOMS, ELEVEN BED AND DRESSING ROOMS, BATHROOM, SERVANTS' HALL, ETC.

ENTRANCE LODGE AND CARRIAGE DRIVE. STABLING. GARAGE. WORKSHOP. ELECTRIC LIGHTING.

DELIGHTFULLY TIMBERED PLEASURE GROUNDS AND PADDOCKS; in all about

20 ACRES. PRICE £6,000 (OPEN TO OFFER). (2461.)

NEWBURY

ATTRACTIVE OLD-FASHIONED RESIDENCE,

STANDING IN VERY SECLUDED GROUNDS.

HALL, INNER HALL, FOUR RECEPTION ROOMS, TEN BED AND DRESSING ROOMS, TWO BATHROOMS.

STABLING AND GARAGE.

Very pretty but inexpensive grounds, tennis lawn, etc.; about

ONE ACRE.

CENTRAL HEATING. ELECTRIC LIGHT. GAS. COMPANY'S WATER. MAIN DRAINAGE. TELEPHONE.

INSPECTED AND STRONGLY RECOMMENDED.

£5,000. (859.)

Telephone: Museum 7000.

MAPLE & CO., Ltd.

TOTTENHAM COURT ROAD, LONDON, W.1

"FELDENHURST," BOXMOOR

Glorious position on Sheethanger Common, 500ft. up; one mile main line station, 25 miles from City and West End.

A FREEHOLD COUNTRY HOUSE, with cottage, garage and charming gardens, orchard and paddock.

Reception hall, drawing and dining rooms, eight bedrooms, bathroom and complete offices.

WATER, TELEPHONE, RADIATORS, GAS, ETC.

About

TWO-AND-A-HALF ACRES.

TO BE SOLD BY AUCTION on November 28th.

Illustrated particulars of MAPLE & CO., LTD., Tottenham Court Road, W. 1.

SURREY AND HANTS BORDERS

Between Farnham and Bentley.

TO BE SOLD, this delightful OLD-FASHIONED HOUSE, facing south, and having lounge hall, three reception rooms, billiard room, eleven bedrooms, two bathrooms, excellent offices.

CENTRAL HEATING. ACETYLENE LIGHTING.

Stabling and garage.

VERY PRETTY GARDENS.

LODGE AND COTTAGES.

Excellent grassland and woodland. Total area about

89 ACRES.

To be Sold as a whole, or would be divided.

Agents, MAPLE & CO., LTD., as above. (23,198.)

OXSHOTT

Fine position, high up, panoramic views.

THIS BEAUTIFUL MODERN RESIDENCE in lovely grounds of about

FOUR-AND-A-HALF ACRES.

Carriage drive; exquisite drawing room, large lounge dining hall, compact offices, seven bedrooms (three have washhand basins, h. and c.), bathroom.

ELECTRIC LIGHT.

CO.'S WATER. GAS. TELEPHONE.

Separate hot-water system, modern decorations.

EXCELLENT GARAGE.

VERY PRETTY GARDENS,

tennis court and woodland.

Sole agents, MAPLE & CO., LTD., Tottenham Court Road, W. 1.

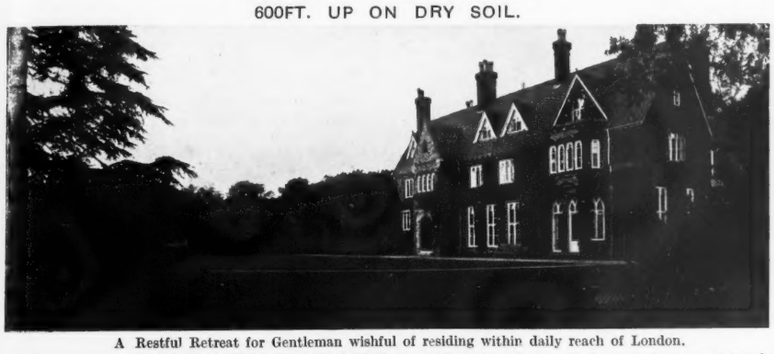
TELEPHONE: GROSVENOR 1257

EWART, WELLS & CO.

11, BOLTON STREET, PICCADILLY, W.1 (NEAR RITZ HOTEL).

SURREY HEIGHTS

600FT. UP ON DRY SOIL.



A Restful Retreat for Gentleman wishful of residing within daily reach of London.

A BEAUTIFULLY-APPOINTED RESIDENCE, in small park, and one mile from station, containing fine oak-panelled hall and galleried staircase, four reception, billiard or music salon, twelve bed and dressing, five bathrooms, and domestic quarters; garage for three, farmery, two cottages, and manservant's flat; grand old English gardens, prolific walled kitchen garden, rich feeding pasture; in all some

50 ACRES. LOW PRICE, FREEHOLD.

(Far below actual cost for early Sale).

Main electric light, gas, power and drainage, telephone, polished wood floors, valuable oak panelling and mantels; constant hot water and hand basins in principal bedrooms.

GENUINE PRIVATE SALE. SHOULD BE SEEN AT ONCE.

EWART, WELLS & CO., 11, Bolton Street, Piccadilly. W. 1 (near Ritz Hotel). Grosvenor 1257.

A SELF-SUPPORTING PROPERTY.

SURREY AND SUSSEX BORDERS (45 minutes of Town).—Beautifully equipped RESIDENCE and small ESTATE of SEVENTEEN ACRES. Long drive, vestibule square hall, three reception, eight bed and dressing, two bathrooms, good offices. *Co.'s electric light and water, modern drainage, telephone.*

BEAUTIFUL GROUNDS.

Excellent farmery with valuable chicken farm, which maintains property, yet quite separate and non-interfering with residential amenities.

ONLY £5,500.

Illustrated particulars of EWART, WELLS & CO., 11, Bolton Street, W. 1.

ON HIGH GROUND WITH DELIGHTFUL VIEWS. GRAVEL SOIL.

BERKS.—This charming ELIZABETHAN STYLE RESIDENCE, well-planned and in splendid order, with tasteful decorations, approached by winding drive, and containing lounge hall, cloakroom, four reception, ten bed and dressing, two bathrooms and nice offices.

Electric light. Gas. Co.'s water. Telephone.

BEAUTIFULLY TIMBERED GROUNDS with terrace, lawns, parterres, good kitchen garden, etc.

EIGHT ACRES, FREEHOLD.

FOR SALE UPON BARGAIN TERMS.

Illustrated particulars of EWART, WELLS & CO., 11, Bolton Street, W. 1.

STAINES.—Charming COTTAGE BUNGALOW for SALE, Freehold, £1,350; three bed, two large reception, etc.; large garden 45ft. by 180ft. Near 'buses, shops and station. More land available, cheap.—Owner and builder, L. BERG, Penton Hall Estate, Staines. 'Phone, 3.

FOR SALE, or to be LET (Herts).—"TOLMERS," FAMILY MANSION; 350ft. above sea level; beautiful scenery; one-and-a-half miles Cuffley Station; 22 bed and dressing rooms, large reception rooms, billiard room, dancing hall; pleasure grounds, etc.—Apply TRUSTEE, "Homewood," Cuffley, Herts.

WORTHING.—Delightful self-contained first floor FLAT, with all modern conveniences; six rooms, bathroom, kitchen, etc.; constant hot water supply; best residential locality, within easy distance West Worthing Station. Inclusive rental, £200 per annum.—PATCHING and Co., Estate Agents, Worthing.

YORKSHIRE (four miles from Leeds, and nine miles from Harrogate).—For SALE, a gentleman's desirable RESIDENCE. Estate covers 43 acres. Two lodges; perfect drainage.—Full particulars from BRANHAM & GALE, Estate Agents, Surveyors and Valuers, 19, East Parade, Leeds.

SOMERSET.—"CHILCOTE MANOR," near Wells, on south-westerly slope of the Mendips, about two miles from Wells, and about 500ft. up, with unrivalled views. Substantial modern stone-built Manor House, of two floors, containing three sitting rooms, five bedrooms, bath (h. and c.), and other usual accommodation, with stables, garage and sheds in the yard adjoining; all in excellent condition; post office and church a few minutes' walk. To be SOLD by Private Treaty with about 30 acres of fine old pasture and a further 20 acres of woodland adjoining; in all about 50 acres. More land may be had with farmhouse and buildings.

Possession will be given on completion of purchase.

A five-roomed modern cottage and the estate workshops may also be had if desired.

Also five Farms for Sale.

Applications to the Estate Offices, "Chilcote Manor," Wells, where arrangements will be made to view, or to A. JEFFERAY MAWER, Solicitor, Wells.

LAND, ESTATES AND OTHER PROPERTIES WANTED

WANTED TO PURCHASE FOR PRIVATE OCCUPATION.

YORKSHIRE

OR ADJOINING COUNTIES.

A RESIDENTIAL AND SPORTING ESTATE of 2,000 to 5,000 acres, affording good shooting, together with a

RESIDENCE OF IMPORTANCE,

to contain 20 to 30 bedrooms. The purchaser would not wish to sell off any of the land; in fact, he would prefer to increase the shooting rights up to 10,000 acres. A full price will be paid for the right place.—Letters, marked "Private," will be treated in confidence and should be addressed to Messrs. COLLINS & COLLINS, 37, South Audley Street, Grosvenor Square, London, W. 1.

WANTED TO PURCHASE

A RESIDENTIAL AND SPORTING ESTATE OF 300 TO 500 ACRES or more between HORSHAM, EAST GRINSTEAD, CROWBOROUGH and the COAST, ASHDOWN FOREST particularly favoured.

A STONE-BUILT HOUSE OF CHARACTER preferred, having about sixteen bedrooms, several bathrooms or room for, well-placed woodlands. For the right property price is a secondary consideration.—Please send details and photos to "Sussex," c/o NORFOLK & PRIOR, 20, Berkeley Street, W. 1.

WANTED TO PURCHASE IN WILTSHIRE, a gentleman's COUNTRY PROPERTY, comprising Residence of character of three or four reception rooms, eight to ten bedrooms, with up to about 50 acres, etc. Trout fishing a great attraction. A small property considered if suitable for enlargement.—Send full particulars to W. HUGHES & SON, LTD., 38, College Green, Bristol, who will require commission.

COUNTRY ESTATE WANTED.—WANTED to PURCHASE in Yorkshire, Cheshire, Derbyshire or Staffordshire Estate, with a really good house, park and woodlands, and up to 2,000 acres of good agricultural land, preferably let to sound tenants. Owners' Solicitors and Owners please send particulars to Purchaser's Agents, DENSHAM and LAMBERT, 23a, Savile Row, W. 1, who do not require any commission from the vendor.

BRIMFIELD (Herefordshire; four miles south of Ludlow).—Picturesque RESIDENCE, known as "Brimfield Hall." Beautiful grounds, orchard, and trout stream. Dining room, study, drawing room, smoking room, seven bed and dressing rooms, downstairs cloakroom, bathroom, kitchens, and servants' sitting room, good cellars; electric lighting throughout; small conservatory and vinery; good stabling and range of outbuildings, garage for two cars, gardener's cottage. VACANT POSSESSION. Three other cottages and orchard; one-and-a-quarter acres if desired; total nearly seven acres; £4,500.—Apply S. SANDEMAN, Solicitor, Accrington, Lancashire.

DORSET (on the border of the Blackmore Vale and Portman Hunts).—A most pleasantly situated COUNTRY RESIDENCE, standing on high ground facing south. Four reception rooms, twelve bed and dressing rooms, bathroom, usual domestic offices; stabling for eight; gardens, paddocks and cottages in area three-and-a-half acres.—Full particulars of SENIOR & GODWIN, Estate Agents, Sturminster Newton, Dorset.

SNAPE, WADHURST.—To be LET on Lease, in the most beautiful part of Sussex, 400ft. above sea, on sandstone rock; London one hour main line, Tunbridge Wells seven miles. Dating from 1600, enlarged 1895; with all modern conveniences: four reception, eleven bed, three bathrooms; electric light, Company's water, central heating; lodge and two sets of living rooms, garage and stabling. Old Baronial Hall, with fine timbers; beautiful situation, matured gardens; paddock; shooting over 173 acres, including several woods.

Apply to usual Agents or the Owners, BARHAM ESTATES LTD., 12, Buckingham Street, Strand, W.C. 2.

FURNISHED HOUSES TO LET

FOLKESTONE (Near).—TUDOR HOUSE to LET, Furnished, three months from January; 9 guineas or near offer; all modern conveniences. Many others elsewhere.—TOWN AND COUNTRY AGENCY, 48, Dover Street, W. 1.

FURNISHED HOUSE TO LET.—Two Ladies, going abroad, wish to LET well-appointed HOUSE, good position in Bath, to quiet couple or two Ladies, from end December for three or four months; two servants left. Price 5 guineas per week.—"A 6856," c/o COUNTRY LIFE Offices, 20, Tavistock Street, Covent Garden, W.C. 2.

BRITISH COLUMBIA.—Furnished HOUSE and 30 acres, with half-a-mile frontage on inland waters, Gulf Islands, B.C. Kitchen, sitting room, three bed, dressing room, bath (h. and c.), workshop, nursery, and separate shack for help; telephone and radio communication; situated in the centre of the finest fishing on the coast; good shooting, boating, etc.; $5,000. Inspection by authorised agent invited.—Full particulars, B. ANDREW, Thetis Island, B.C.

ANGMERING (close to station).—Delightful OLD-WORLD FURNISHED HOUSE to LET until March 31st (possibly longer); low rental.—PATCHING & CO., Estate Agents, Worthing.

GLOUCESTERSHIRE (one mile from the station, two hours from London).—To LET, Furnished, January to March, a most desirable RESIDENCE, standing in beautiful grounds and containing eleven bed and dressing rooms, bathrooms, four reception rooms, billiard room, ample servants' accommodation and offices; garage, stabling for six. In the best part of the Heythrop Hunt and within easy reach of the Cotswold and North Cotswold. 20 guineas per week, or near offer.—For further particulars, apply JOHN A. BLOSS, Sole Agent, Bourton-on-the-Water, Glos.

FALMOUTH (Cornwall).—PARKENWITH VEAN ESTATE.—For SALE, choice detached Freehold RESIDENCE, with garden. Charming open country situation fifteen minutes from town. Labour-saving arrangements and modern conveniences; two reception, four bedrooms, entrance hall, bath (h. and c); gas laid on, also wired for electric light. Immediate possession can be given. Extra land if required, at moderate price.—Price, etc., on application, J. GILBERT STEPHENS, Ashfield, Falmouth.

SOMERSET.—For SALE, with possession, small detached COUNTRY HOUSE, containing two reception, three good bedrooms (easily added to, if desired), box-room, fitted bathroom, W.C., hot cupboard, kitchen, scullery (h. and c.), larder, etc., together with motor-house with lighting plant, range of stabling, trap-house, cow-house, coal place, etc.; garden and two excellent meadows with trout stream: in all about five acres. Fitted with electric light, telephone, wireless; and two miles from station.—Apply to T. B. OTHEN, Land Agent, Chard, Somerset.

TO LET.—Old-fashioned FARMHOUSE, five bedrooms, two large reception, nice kitchen, hall, pantries; good gardens, out-door sanitation; good well of pump water; coppers; soft water in brewhouse; one mile Felsted School; vacant; on lease £75 per annum.—JOSEPH SMITH, Felsted.

CROWBOROUGH (close to shops and church).—Well-arranged small COUNTRY HOUSE, containing two reception and four bedrooms, bathroom and good offices; electric light, gas, water and main drainage; standing in about half-an-acre. Price £1,650, Freehold, with immediate possession.—Apply DONALD BEALE, The Broadway, Crowborough.

FOR SALE WITH IMMEDIATE POSSESSION.

WILTS.—A comfortable and substantially built COUNTRY RESIDENCE, in Tudor style, of stone with flint panels, containing three reception, one fitted bath and seven bedrooms, and good domestic accommodation, together with tennis lawn and old-world garden; excellent stabling for hunters, homestead, four cottages, and about 446 acres of very healthy land. Price £4,800 for quick Sale. Sale of House and portion of the land would be entertained.—Apply to T. B. OTHEN, Land Agent, Chard, Somerset.

LAND, ESTATES AND OTHER PROPERTIES WANTED

REQUIRED IN YORKSHIRE, to purchase or rent, a small RESIDENTIAL ESTATE of up to 200 acres. House should contain eight to twelve bedrooms and other accommodation in accord; shooting and fishing an advantage. Suitable properties inspected at once.—Please address fullest particulars to "A 6853," c/o COUNTRY LIFE Offices, 20, Tavistock Street, Covent Garden, W.C. 2.

WANTED, 4,000 to 6,000 ACRE ESTATE in the Midlands. Price not to exceed £150,000. Huge Mansion useless, 20 bedrooms only necessary. House must be well away from the road.—Particulars to Messrs. KNIGHT, FRANK and RUTLEY, 20, Hanover Square, W. 1.

WANTED TO PURCHASE within 50 miles of Town, Kent preferred, an ESTATE of not less than 1,000 acres, nearly all grass for cattle and sheep, not too large a House preferred but a Mansion not objected to; must have possession of at least 500 acres.—Send particulars to "Eastbourne," c/o JOHN D. WOOD & CO., 6, Mount Street, London, W. 1.

NO COMMISSION REQUIRED FROM OWNER.
ESTATE OF 1,000 TO 4,000 ACRES WANTED TO PURCHASE, preferably in the Midlands, Western Midlands or in Wales or Yorkshire. The farms on the Estate should be Let at fair rentals and produce a reasonable return on the price required. Likely Estates inspected immediately by Purchaser's Land Agents, Messrs. PARSONS and BODIN, 24, Hanover Square, London, to whom particulars and plan should be sent. All information treated confidentially, if desired.

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Those in cellars and sheds will begin to bear in March and continue until the end of June to yield crops; the beds in the greenhouse will fail about the middle of May because sudden rising temperatures will favour the attack of maggots. Of course, succession beds would be a means of prolonging the supply. Stable manure alone, or two-thirds of it to one-third of tree leaves, should be used. All manure should be spread out thinly and frequently turned in a shed to get rid of rank gas. Firm beds are essential. Lumps of spawn should be buried 2ins. deep; a surface covering of fresh soil 1in. deep and a thick covering of clean straw are other essentials. Complete darkness and even temperature must be secured. It is well to maintain a fairly moist atmosphere, but do not directly water the bed itself.

SOWING BROAD BEANS AND PEAS.

Sowing seeds and harvesting crops of one kind or another take up the time and demand the close attention of the gardener throughout the year. The true lover of a garden is never at a loss to find something to do. Just now we are busy sowing seeds of broad beans and peas in the open borders where the soil is not too wet. In low-lying gardens and where the soil is tenacious, special treatment should be given or the sowing deferred till next spring. I prefer single rows of broad beans 1ft. apart in the case of very dwarf varieties and 18ins. in the case of others. Beck's Green Gem is a good one, for the small garden especially, and Seville Giant Longpod, I find, a good one for general use. Now, where ordinary soils obtain they should be deeply dug and enriched with rotted manure only. Treading on the soil should be avoided as much as possible and the surface portion left in a rough state—at any rate it should not be raked down. Where the soil is heavy, the rows of seeds should be covered with dry sand, soil, wood ashes or even sifted coal ashes, and the surface, after sowing is completed, should be freely sprinkled with ashes. The same treatment applies to peas, but the most sheltered positions should be chosen for them. Only round-seeded varieties should be sown as the marrowfats would rot in the cold soil. Damp the seeds and roll them in red lead as a protection from rats and mice, also birds.

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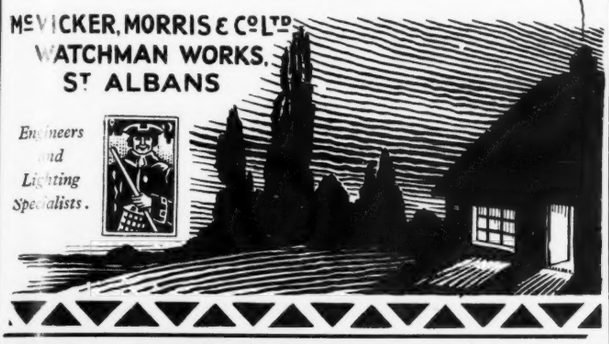

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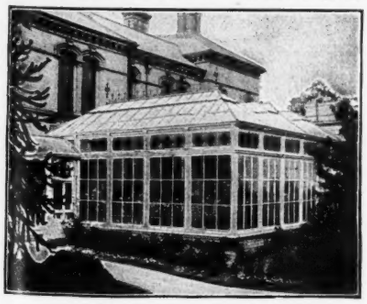

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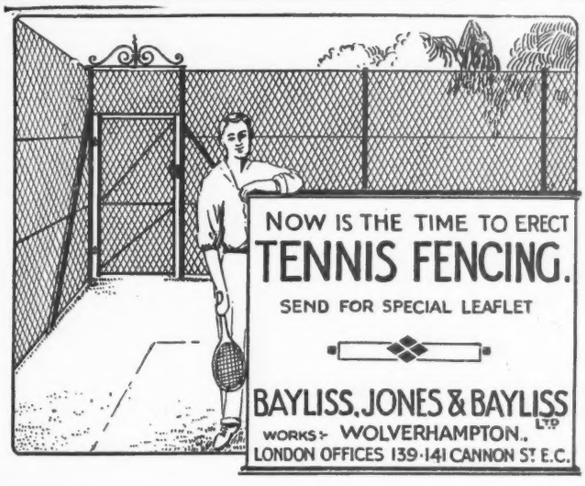

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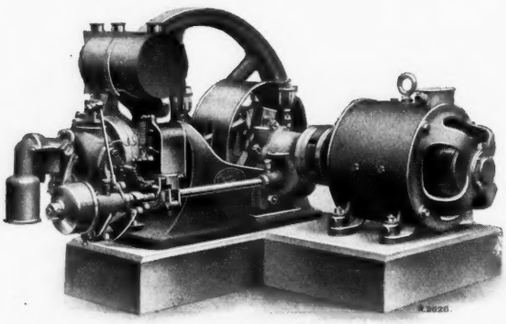

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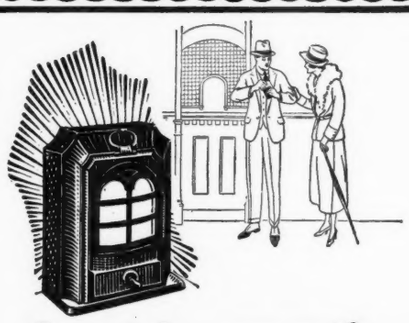

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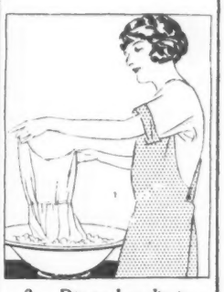

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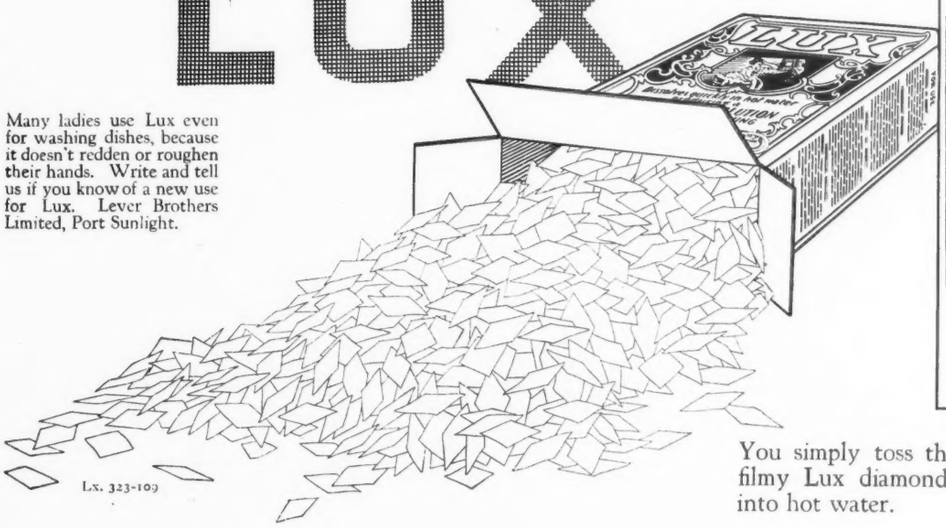

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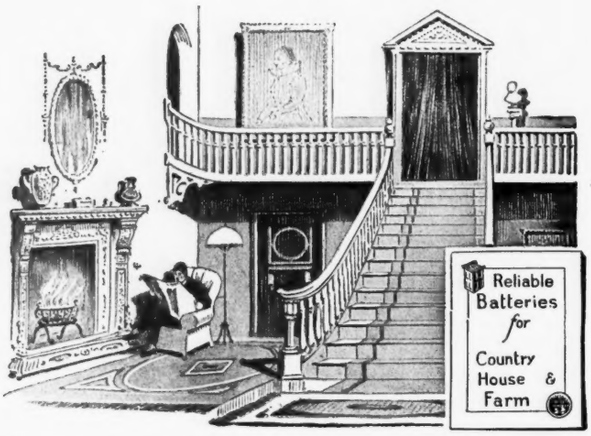

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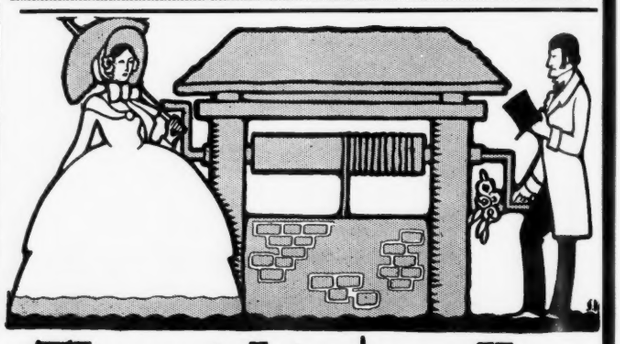

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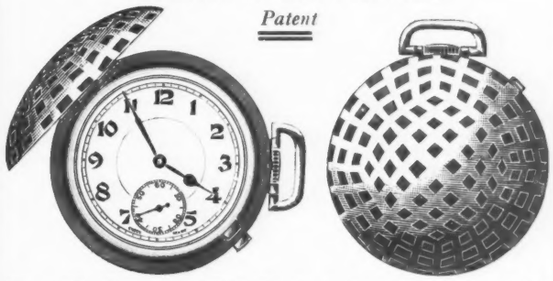

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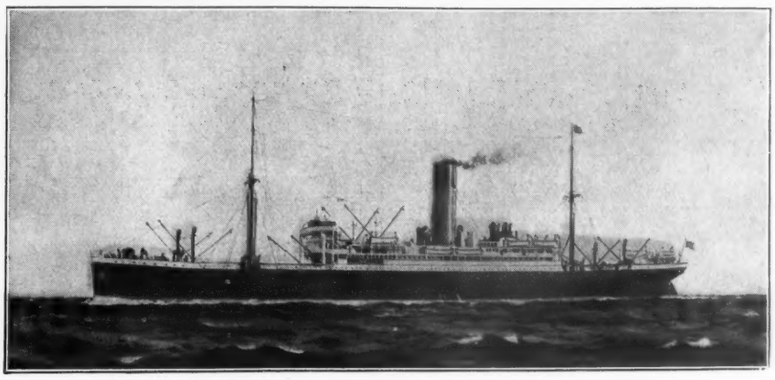

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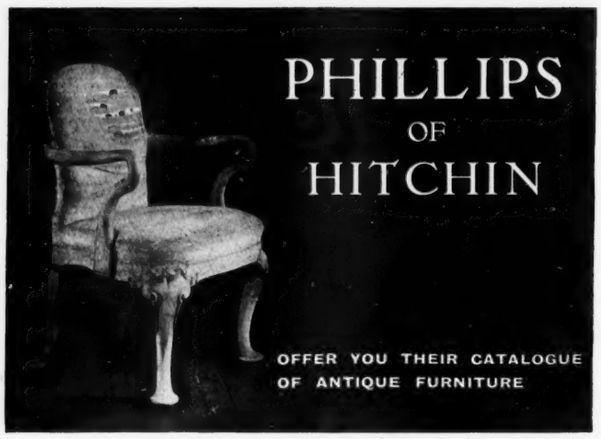

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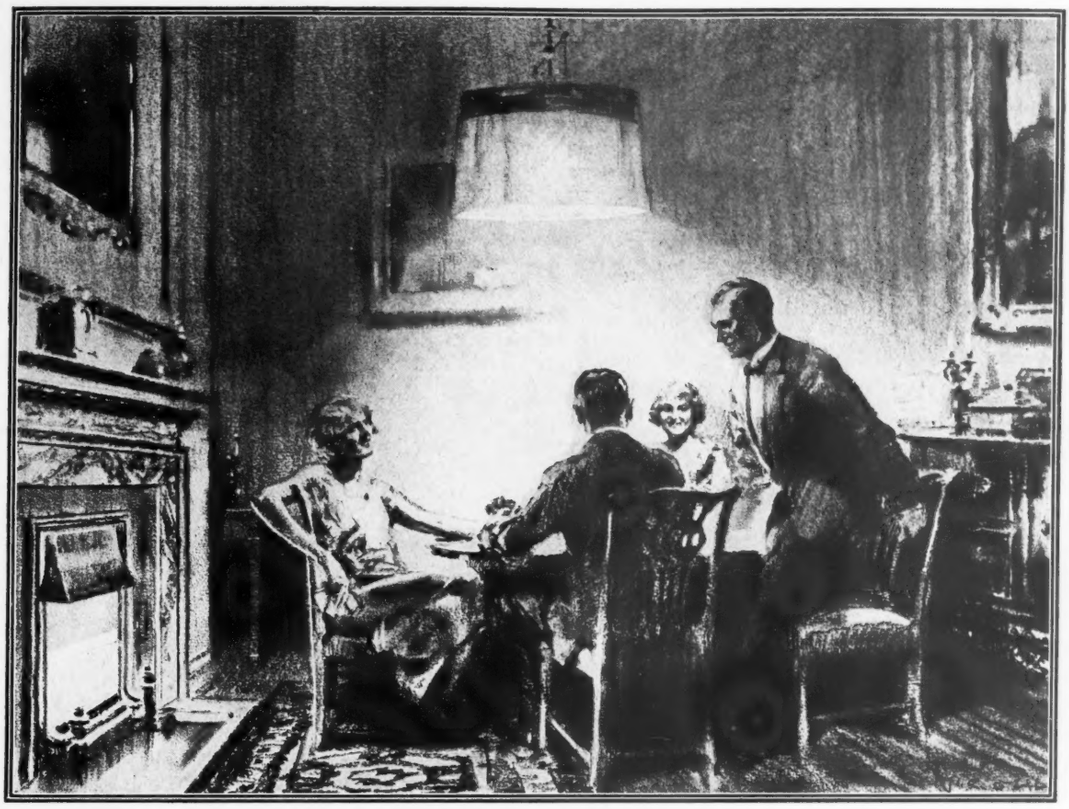

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YOU easily notice the difference between comfortable and uncomfortable warmth. But it is not so easy to know the difference between warmth that is healthful and warmth that is not. When you instal a Radiation Gas Grate you instal healthful as well as comfortable warmth. The room is never over-heated, the atmosphere never unpleasant, because a Radiation Gas Grate heats and ventilates at the same time. This is owing to the "Injector-Ventilator," an exclusive Radiation patent which changes the air several times an hour and ensures perfect ventilation without draughts. If you want the right kind of warmth you need a Radiation Gas Grate.

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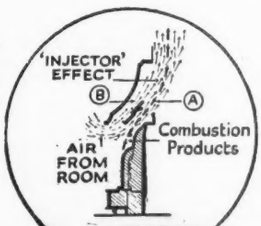

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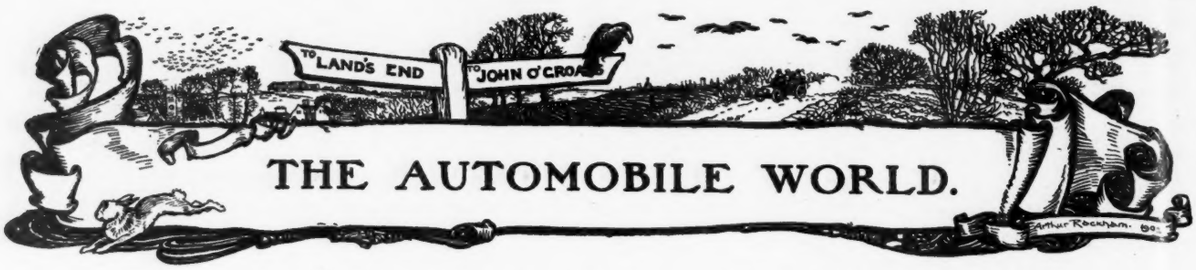

SCOTTISH COUNTRY MOTORING

CHARACTERISTICS AS REVEALED AT THE GLASGOW EXHIBITION.

WHETHER it be agreed that the motor agent has established a fair claim to the share which he receives out of the motor industry in this country, there can be no doubt of his worth and importance in Scotland. In the first place his customers are twice as far from the big motor manufacturing centres of the Midlands, so that his services in maintaining showrooms and representing the manufacturer generally are so much the more valuable. In the second place he has to play a greater part in assisting to carry out the guarantee and service after sale. The relationship between the trader and his client is thus of a much closer and more friendly nature than is usually the case elsewhere.

This is one of the characteristics of country motoring in Scotland, and nowhere is it so well illustrated as in the nature of the annual Scottish Motor Show. This week the twenty-third Scottish Show, which is thus the oldest motor exhibition in the country, opens in the Kelvin Hall, Glasgow, to run from November 21st to 29th. It is different from the Olympia event, in that it is staged by an agents' body. Olympia is run by the Society of Motor Manufacturers and Traders, the Scottish Show by the Scottish Motor Traders' Association. Most of the stands are taken by ordinary retail agents; the manufacturers are mainly guests.

With the comprehensive guarantee of to-day, the high reputation of the big makers and the excellence of their cars, there is little fear that a buyer will be badly let down. But accidents will happen with the best and newest of cars—often serious breakdowns such as gear-box or transmission failure or engine breakage. In such cases the agent does what he can, and if the car must go to the works his customer knows that he has the powerful backing and influence of a trader who is just as interested as the purchaser, in that he has his own reputation in the locality to think of.

As witness to the effect of the great distance of this northern market from the factories in England, and to the need for such service, one or two of the big makers have established depots in Glasgow and they find that it pays. In the majority of cases, however, there are no such depots in Scotland, so that the agent is called upon to give a measure of service that would astonish an English motorist. In Scotland they know what "service"—that hackneyed term—really means. It is interpreted as friendliness to one's customers. There is no legal obligation about it, any more than there is in the actions of one friend to another.

Thus, to the country buyer the local agent is a guide, counsellor and friend. It is in the interest of both that the car should be purchased through the trader whose depot is nearest and who can stand by and assist with running, tuning and general repairs thereafter. The support of the local agent is the bedrock of wise motor-car purchasing in the distant corners of Scotland.

Now, all these agents attend the Glasgow Show. Many a stand is held by a trader from a centre surprisingly small and unimportant in itself, you would think. But it is usually the market town of a large, rich farming district, with its quota of country houses and motorists or potential car owners in every walk of life. To these motorists the Glasgow Show is the annual Olympia, but with the important difference that its atmosphere is very much more homely and informal. For each visitor from the country is almost sure to meet his local agent, who may possibly show him round, offer advice where needed, and even explain and demonstrate any car, whatever the make, in which the customer is interested. If the list of cars for which he is agent is good—and it is certain to be—the buyer finds it wise to select from that list and be content. For the Scottish country motorist has his own motor agent, exactly as he has his own dentist or tailor. He goes to the same man year after year, whatever the make of car he intends to buy.

It is in the vast and lonely Highlands of Scotland that this relationship is seen at its closest; it is there that the car becomes a real essential to existence, more so perhaps than in any part of Great Britain. Railways are few, the routes scattered and far between, the service poor. In these days there is no longer room in the scheme of things for the old horse and trap to the station, and, once one has a car at all, it becomes second nature to use it for quite long journeys

THE LOWER OF THE TWO HAIRPIN BENDS ON APPLECROSS HILL, ROSS-SHIRE.

Travel the Sunbeam way All-the-Year-Round.

The 20/60 h.p. six-cylinder Sunbeam with open touring body is an "all-the-year-round" car in which Sunbeam quality extends even to the smallest details.

The deep, well upholstered seats provide ample accommodation for five occupants. When protection against rain or cold is needed, the all-weather equipment can be brought into use immediately. The hood is raised *easily* by one person; and the side-curtains, which have unusually large celluloid lights, are fixed by simple attachments. Hood and curtains overlap so that all draught is excluded. Thus, in a few moments, the open car becomes perfectly enclosed, ready to face any conditions of road and weather.

In performance the 20/60 h.p. Sunbeam is unexcelled—even by larger, heavier and more expensive cars. It costs but £21 a year in tax. Complete with the Sunbeam four-wheel braking system (comprising six brakes in all) and all equipment, including the hood and side curtains already described, the price of the five-seater open touring model is £950.

There has never been better value offered in any other high-grade car—British or foreign.

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WHAT THE JUDGE SAID

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at any time of the year. The people are sporting and enterprising. The long night of a Scottish winter has no terrors for the Highland hostess, for the car has abolished distances. Thus the organisation of social life goes on apace, and for diversity of interest, and even romance, the gathering of vehicles attracted by any social function would put the great Olympia Show to shame. Many of these cars are veterans fifteen or twenty years old, and still hale and hearty; in the country one is loth to part with an old friend, and many who have motored for years shrink from the heavy item of depreciation that comes of frequently changing one's car.

The Scots are a hardy race, and I believe the open car will always be their favourite type. There have been periods recently when the advance in the efficiency, comfort and durability of closed cars has threatened its position under the ever weeping skies of Scotland. But the coming of all-weather equipment on the touring car—rigid side screens opening with the doors—has saved the situation; and on the whole the Scotman's love for a vehicle which can be opened up for "a breath of fresh air" and a clear view of his beloved scenery is still proof against the temptation of the saloon, wonderful though the latest examples of the latter type have become.

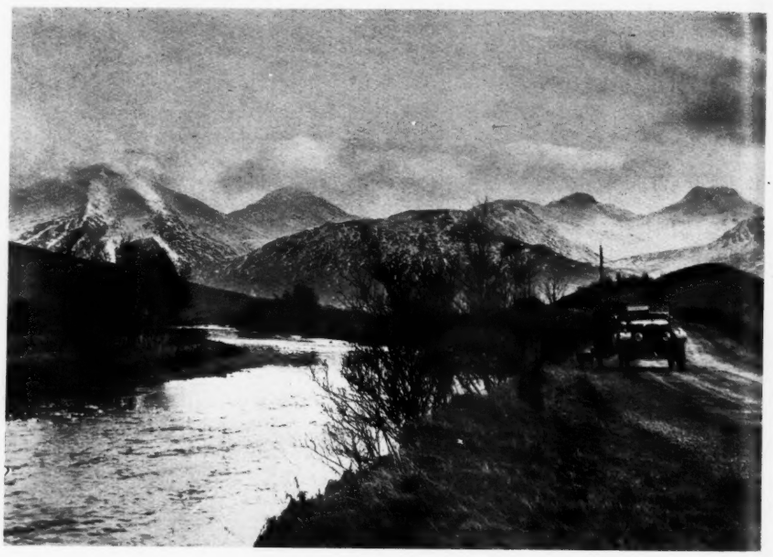
Thus it is not surprising that the trend of development for 1925 is very pleasing to the Scottish country motorist. Sheer speed is of little use away from the vicinity of the big centres where the roads are good and wide. Nor does the Scotsman go in for mere cheapness, in spite of all the music hall jokes on that theme. He is simply a careful buyer demanding full value for every penny of his outlay. That the cars of 1925 are to offer more comforts and refinement, rather than sensationally increased performance or mere price reduction, invests the present Show with a thoroughly practical interest for him.

So once more this week Glasgow must find accommodation for thousands of visitors not only from all parts of Scotland but also from the North of England. Nor do all of them come for the Show alone. The Second City has attractions of its own, and just as Olympia gives many a countryman a good excuse for indulging in other delights of "Town," so it is with the Glasgow Show.

But chief among Glasgow's attractions is its magnificent setting. Surely there is no city in the whole of Europe which has such a galaxy of world-famous beauty spots within fifty miles in almost every direction. Following the compass round from the west, there is Argyllshire itself, the mountain park and touring ground for the West of Scotland—a vast county where real solitude can be attained within two hours from leaving the teeming industrial capital. Loch Lomond, too, famed in song and story; it is a glorious winter day run by the "Bonnie Bonnie Banks" and into the mountain giants of West Perthshire beyond—high ground where snow comes early and remains late, and ever adds a charm to Crianlarich and its massive surroundings. A few points eastward again lie the Trossachs. Farther still to the east Stirling, but twenty-eight miles from Glasgow, is a centre for many pleasant Highland runs. Southwards there is the Ayrshire coast, with views peculiarly its own over the Clyde estuary and the peaks of Arran. The smiling Lowlands contain a wonderful array of scenery of their own type in which it is difficult to choose where to go for the few days that are to spare at this time. For, though the Scotsman is proud of Glasgow and finds it convenient to get about in and not unpleasant for a stay even in winter, the moment the doors of the Kelvin Hall close on Saturday he seems to be off in his thousands to spend the week-end in the surrounding country.

E. M. Wright.

LEAVING KYLESKU FERRY: TYPICAL SUTHERLANDSHIRE SCENERY.



AT CRIANLARICH, AMONG THE MOUNTAINS OF WEST PERTHSHIRE.

IN THE GLENCOE MOUNTAINS.

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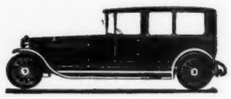

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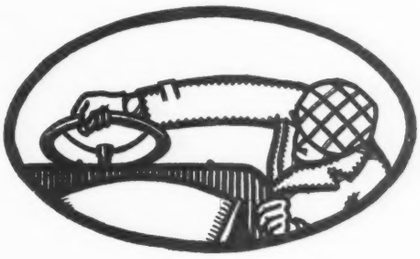

GOLDEN RULES

Treat your car gently. Never wrench the steering wheel when it is stationary. Drive in such a way that sudden application of the brakes is seldom necessary. Be gentle with the clutch; light on the accelerator. Observe these precepts, and you will keep down maintenance costs. Use "BP," and you will keep down running costs, for "BP" gives you most miles per gallon, with maximum power and acceleration. The most successful racing men pin their faith to British Petrol. They know.

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The Toll of Street Accidents.

RECENTLY published statistics indicate a most lamentable increase in fatal street accidents, especially in London and other big towns. They also indicate some very interesting and surprising facts about how such accidents are caused, one of the most striking things being that the greatest number of accidents does not occur in places where traffic is densest and another that private cars are the most offending of all forms of mechanical transport. The matter is one that concerns all road users, and all must make their contribution to ameliorating this growing evil.

There are two sides or two parties to every question. That of how Londoners and other dwellers in big cities get killed will not be solved by one party indulging in wild extravagances at the expense of the other. The pedestrian who has just had a narrow shave does not improve matters by hurling invectives at the offending motor driver, and the driver who grins as if he had done something clever when he has just avoided a collision only by the skill or agility of another is labelled as a man—or woman—unfit to be at the wheel of a car. But the whole problem is sufficiently pressing and serious to deserve careful consideration by all who use the streets.

First and foremost, all road users, whether as pedestrians or vehicle drivers, must realise that any just privilege imposes corresponding duties. All who wish may use the roads, but they may not do so in such a manner as to cause inconvenience to others with equal rights. It is a widely held fallacy that the pedestrian has a *prior* right to the road. Actually he has an equal right with others and nothing more.

Except under special circumstances or conditions (public ceremonies, tramway tracks, etc.) the roadway is open to all, but none may claim precedence or right of way over another, whether one be a pedestrian, equestrian or vehicle driver, or all of the same category. Therefore anyone who takes advantage of his legal right to the road must realise that his legal right does not negate that of others. The pedestrian has no more right to inconvenience the car driver than *vice versa*. It is the privilege of all to use the road and the duty of all to utilise that privilege in a manner that does not cause inconvenience to others equally entitled to it.

There is another and even more widely held fallacy. It is that in England there is a real law of the road. All that the law of England requires is that *when meeting another vehicle* every driver must keep to the left. Thus, provided there is no other vehicle on the road, a driver breaks no law by travelling on whichever side he fancies. In more than one legal decision it has been laid down that the driver on his off-side was the innocent party!

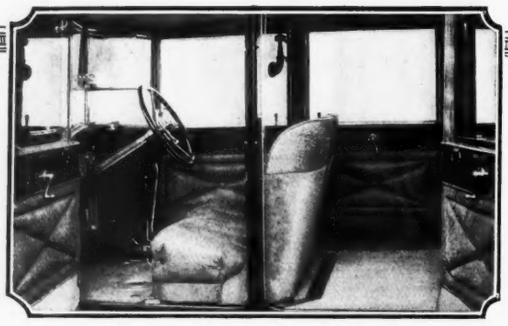
But most important of all as a factor in modern street accidents is a failure on the part of others to appreciate the nature of a mechanically propelled vehicle. On a wet night a pedestrian will dart in front of an approaching car or 'bus and expect it to be pulled up as quickly as if the roads were dry. No moving mass can be stopped completely and instantaneously under any conditions. On a wet road a car travelling at quite moderate pace requires an appreciable distance before it can be brought to a standstill. Four-wheel brakes reduce but do not eliminate this distance.

Then there is the common failing, often indulged by those lacking in any road sense, to realise that there may be other traffic or factors beside those of which they are actually aware. Pedestrian A walking in the roadway sees approaching him car B. There is plenty of room for B to pass, and so A refuses to step aside and give more. But he is angry when B approaches uncomfortably close. He has not realised that B cannot go across the road to give him a wide berth because another vehicle, C, is approaching. It is meeting B and overtaking A; B knows it; A is not only unaware of its presence, he is unable or unwilling to realise the possibility.

Both in courts of law and private investigations the mere instruments of a collision are often mistaken for its causes. If in the above example B swerves to avoid A and in so doing collides with C, who is ultimately responsible? Many a London motorist has collided with a lamp standard or other vehicle because he has had to swerve to avoid one who refused to realise that his right to the road involved the duty of using it considerately. Only last night I saw a car collide with a lamp-post on the Embankment for this very reason, and there is the recent example of the 'bus overturned by its driver's efforts to avoid a foolish woman in the roadway.

Here is another true instance. It was an unpleasant night and the roads were wet. I was driving a heavy touring car into Richmond (Surrey) and the pace was low for very good reason. A pedestrian walked across the road in front of the car. No need for alarm. We shall pass a clear yard behind him if he keeps his steady course as we are keeping ours. But just as the near side front wing is pointing straight at him (there being about three yards between him and the car, which means that by the time the car is level with him he will be well removed from its path) he stops, turns round and laughs at the driver! A quick turn of the wheel saved his life, but had there been other traffic near at hand such a turn would have been impossible, and on those wet roads braking would have made little, if any, difference.

LEX.



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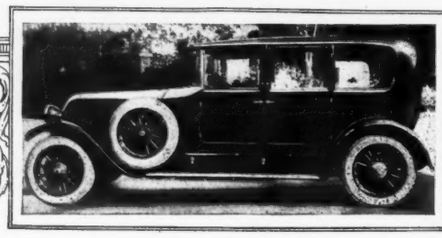

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THE *FINESSE* ATTENDANT ON THE WEARING OF SIMPLE CLOTHES

THERE has never been anything, look back as far as you like, to equal the subtlety underlying the apparently simple dressing of the moment, and only those who realise the art of finish and the innumerable small details that go to make up the whole are advised to essay this pose. As a matter of fact, it is one reserved for the elect, who study carefully every item and its relation to the main scheme, and who, moreover, can afford to pay for the best of materials and cut. These alone are able to mark the pace of this pose, which is reflected in the most severe type of tailor-made, the high-neck sweater, or polo jumper, as it has come to be called, small neat felt hat, gauntlet gloves a little on the large size, and immaculately built shoes of crocodile or lizard skin.

Another reflection of it is in evening frocks, that carry on an undisturbed line from neck to hem, in some gorgeous brocade or hand-beaded *Georgette*. "But really anyone could make that," a voice behind me remarked at a recent dress show, the object of this careless criticism being a dance frock of peach pink soft satin, arranged tunic-wise over a sheath skirt, the tunic slit up the sides with buttons on one side and complementary buttonholes on the other, and these comprised the sole decorative relief, a truly daring simplicity that rested solely for its success on cunning cut. I should dearly have liked to see its replica essayed at the hands of this ignorant onlooker, who clearly missed the whole gist of this poem in pink. The least mistake, in so small a thing as the wrong piece of *bijouterie, demodé pochette* or vanity bag, the wrong shade in stockings, the wrong and inferior style in shoes, and the most carefully planned scheme is apt to "gang aft a-gley."

It takes, as a matter of fact, an infinity of time, trouble and money to arrive at the desired result, but perfectly achieved it may be safely said there has never been anything more *chic*, more pleasing—or more bewildering to minds incapable of appreciating *finesse*.

An excellent example is shown in the adjoined sketch, the like whereof may be met any day, not only in the country, but in town in the morning. The suit of tawny red tweed, reminding one of dying autumn leaves that have a touch of copper in them, is worn with a polo sweater of a slightly lighter shade of tawny red and a felt hat attuned, banded with a pale green ribbon. To the very tone of the ribbon this scheme has been thought out with the finest sense of colour. And in colouring and form—note particularly the short double-breasted coat—this is absolutely *it* in the eyes of the true *élégante*, one who has every confidence that in figure, poise and personality she has assets that are incomparably safe and right.

It is, of course, largely a question of environment, and the country having of late years attained such an ascendency with society folk has naturally influenced dress. As witness again, the continued approval accorded suits of *bouclette* and materials cunningly woven of silk and wool to suggest tapestry. These last are gloriously warm, being of closer texture than *bouclette*, while possessing the same clinging qualities. There are few things smarter just now than a coat of this silk and wool tapestry in deep rich colourings worn with a skirt of plain woven wool.

It is impossible in a word picture to convey the charm of a yellowish buff *kasha*, that had some faint, almost imperceptible lines of colour woven in. This fashions a straight, short, very slim dress, the skirt mounted scarcely visibly on to a long bodice and fastening over on the left hip with two pierced buttons, the size of an old five shilling piece, smaller replicas closing the bodice up the centre front from its base to a quaint little upstanding military collar, the final touch comprising a very narrow belt of something that looks like tooled leather. Belts, when they are worn at all, are of this diminutive width, or else extremely wide, the former being worn low down on the hips and the other rather higher.

There is nothing seen between these two extremes, and neither have any definite object, as they are never drawn in tight. In fact, they are frankly ornamental features and nothing else.

Strong mauve shades are making an appeal for recognition in both day and evening clothes, but I am inclined to think this is a passing fancy and will not live. These *nuances* are too old for young people and not becoming to those who have lost their good complexions. The tendency is to give the skin a sallow look, which is not realised under artificial light and on carefully got-up mannequins.

Proving, as was foreseen would be the case, of inestimable service are the long jumpers of tissue *bouclé*. These are the *imprévu* note of many a simple tailor-made, that becomes, when the coat is removed, a dainty enough dress for a *thé dansant*, and eminently useful to women who wish to combine a day's shopping with an interlude of tea and dancing. This *tissu bouclé* is dull rather than bright, and therefore does not look in the least garish or sudden.

Another dress detail to be watched closely is bead fringe, that I have every confidence in reporting is starting on a career of startling character. A skirt seen recently entirely formed of black small bead fringe, broken by great shaded roses, suggested a painted effect, but on closer inspection it was revealed that these roses were cunningly interwoven with coloured beads and so formed part of the fringe.

The skill, too, with which a gown starts, say pale grey at the top and gradually shades off to black at the hem, is surpassingly clever, the foundation of *Georgette* being shaded in accordance with the bead fringe, the net result probably only a straight chemise frock all outwardly fringe, with never a flare or broken line. Such efforts have truly a touch of genius in them.

L. M. M.

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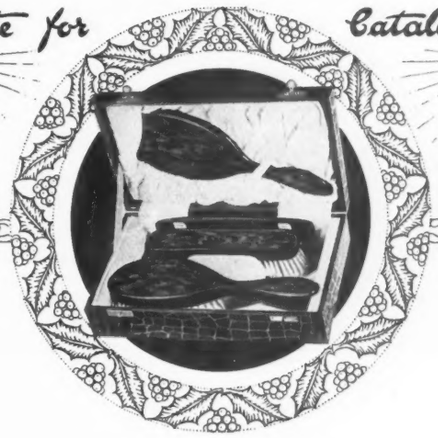

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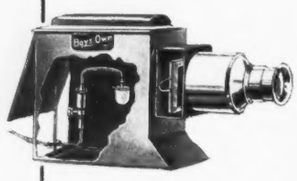

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WRITE FOR ILLUSTRATED CATALOGUE OF XMAS GIFTS.

FOR THE HOUSE IN WINTER TIME

A SALE OF PLAYER-PIANOS.

A MATTER of special interest is the one-week Christmas sale of player-baby-grands and upright player-pianos which will be held at the Argyll Piano Galleries, 4, Great Marlborough Street, Regent Street, W.1, during the first week in December. At reduced prices a magnificent range of the world-famous Philipps' player-pianos, consisting of the "Ducanola," "Duc-Auto" and "Philipps" players, will be offered. Most of these instruments embody all the newest improvements and devices. Every one is fitted with a double valve and an all-metal tube action which is far in advance of rubber tubes and connections, as it does not corrode or perish. Anyone thinking of buying a player-piano either as a Christmas gift for some music-loving friend or to add to the gaiety of the holiday season at home, should certainly make a special effort to visit the Argyll Galleries as early in the week as possible while the selection is still at its largest.

THE COMFORT OF GAS FIRES.

The comfort and convenience of gas fires which give warmth at a moment's notice and can be put out directly one no longer wants them are very generally recognised. Some people who know only the older type of gas fire assert that they are stuffy or unbeautiful, but they have only to see and test the excellent examples produced under the ægis of "Radiation, Limited" to be converted to their use. All gas apparatus bearing the hall-mark of "Radiation, Limited," combining the knowledge, experience and experiment of six of the greatest manufacturers, can be relied upon to embody the best patents and soundest

A "RADIATION" GAS FIRE FITTED IN A BEDROOM.

principles known to the gas-stove industry. The new Radiation Thermo XX radiants (or columns of fuel), which can be exactly calculated to the size of the 10cms, and distribute the whole of the radiant heat into the room, and the Radiation patent Injector-Ventilator, which provides two openings under the gas grate canopy and ensures that all waste products are carried away, are two recent practical improvements in construction. From the point of view of appearance, nothing better designed, more fitting and unobtrusive than the stoves to which "Radiation, Limited" has given its endorsement could very well be imagined.

FOR THE AMATEURS OF WIRELESS.

Amateurs of wireless, with natural pride, are usually convinced that the results they get are excellent; but when, at a friend's house, they hear the results obtained with different instruments, their faith is sometimes shaken. The only way to be sure that one is getting the entertainments broadcast in their best available form is to use apparatus universally recognised to be of the best. B.T.H. Valves certainly come into this category. They are of great sensitivity and are entirely free from distortion. The special patented process by which they are manufactured produces an exceedingly high vacuum. The three general purpose types—R, B 3 and B 5 (for use with dry cells)—are sold at 12s. 6d., 21s. and 25s. respectively; and the power amplifying types—B 4, B 6 and B 7 (the two latter for dry cells)—at 35s. for B 4 and B 6 and 37s. 6d. for B 7. From among these, valves suitable for every purpose may be selected.

A COSY HOUSE.

There is something extraordinarily attractive about the house which is not only warm and cosy in this room and that, but warm all over. This desirable condition is claimed by Messrs. The International One-Pipe Heater, Limited, of 11, Victoria Street, S.W.1, as the outcome of installing their very simple and easily arranged system of central heating. Putting the system into the simplest terms, it consists of a heater installed in the basement and continually supplying warmed air through a grid in the ground floor. This air, gradually rising, warms the entire house, so that night and day, however cold the weather, it is always cosy. The installation costs from £120 to £140 and can be effected in three or four days without disorganising the household at all. The heater, which is very simply regulated, only requires a few minutes' stoking once or twice a day, consumes about a ton of broken coke, 2in. anthracite nuts, or both, in six weeks, and does not dry the air, as a humidifier is fitted to it. Circuit and Room Heaters are adaptations of the same principles to buildings without cellars or basements.

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EST. 1843

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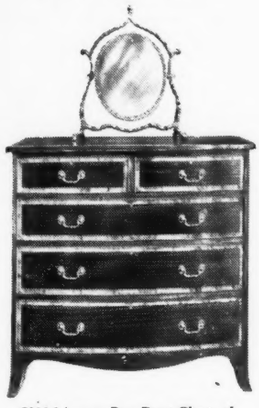

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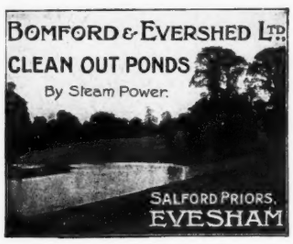

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All communications should be addressed to the Advertisement Manager, "COUNTRY LIFE," *Southampton Street, Strand, London, W.C. 2.*

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